



**Andrich Court Charles Street, Bingley BD16 4LG**

**welcome to**

**Andrich Court Charles Street, Bingley**

A well-presented two-bedroom home in a popular Bingley location, offering a bright living room, spacious kitchen, and a modern shower room. With two good-sized bedrooms, a detached garage, and practical layout throughout, this property is ideal for first-time buyers or those looking to downsize.



Situated in the sought-after area of Bingley, this delightful two-bedroom home offers well-planned living space across two floors, complete with a separate garage.

On the ground floor, the property features a welcoming living room positioned at the front of the home, enjoying a bright, open feel thanks to its dual-aspect layout.

To the rear, a spacious kitchen provides ample room for cooking and dining, with direct access to the outdoor space.

Upstairs, the home offers two well-proportioned bedrooms, both designed to maximise natural light and usability.

A modern shower room sits off the landing, serving both bedrooms.

Externally, the property benefits from a detached single garage, providing valuable storage or secure parking.

This layout makes the home ideal for first-time buyers, downsizers, or anyone seeking a practical, easy-to-maintain property in a popular West Yorkshire location.

### **Kitchen**

11' 3" x 9' 6" ( 3.43m x 2.90m )

### **Living Room**

16' 10" x 11' 4" ( 5.13m x 3.45m )

### **Bedroom 1**

11' 5" x 9' 3" ( 3.48m x 2.82m )

### **Bedroom 2**

11' 5" x 7' 10" ( 3.48m x 2.39m )

### **Shower Room**

6' 7" x 5' 3" ( 2.01m x 1.60m )

### **Garage**

17' 11" x 10' 3" ( 5.46m x 3.12m )



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## Andrich Court Charles Street, Bingley

- Well-presented two-bedroom home in a popular Bingley location
- Bright and spacious living room
- Modern kitchen with access to the rear outdoor space
- Two good-sized bedrooms
- Contemporary shower room

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£185,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BNG103095 - 0003

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**01274 566837**



[bingley@holroydsestateagents.co.uk](mailto:bingley@holroydsestateagents.co.uk)



146 Main Street, BINGLEY, West Yorkshire,  
BD16 2HL



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