

# Leonard Street, Bingley, West Yorkshire BD16 2QR Offers In The Region Of £85,000 Leasehold

Energy Efficiency Rating	
Current	Potential
	57
23	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
	34
34	



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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SALES & LETTINGS

**\*\* SPACIOUS 3 BEDROOM TOP FLOOR FLAT \*\* IDEAL FIRST TIME BUYERS / BUY-TO-LET INVESTOR PROPERTY \*\* WELL PLACED FOR BINGLEY TOWN CENTRE & BINGLEY TRAIN STATION \*\* ENTRANCE \*\* LOUNGE \*\* DINING ROOM \*\* KITCHEN \*\* THREE BEDROOMS \*\* BATHROOM \*\***

Spacious family sized flat well placed for the amenities of Bingley town centre and Bingley train station. Newly decorated and carpeted throughout. Secure entry to main communal entrance.

Briefly comprising communal entrance. Entrance, Lounge, Dining room, Kitchen, 3 Bedrooms, Bathroom. Externally there is parking. The property benefits from uPVC double glazing. The property is leasehold and the seller has advised there is currently 96 years left on the lease. Lease management fees available on request.