



**Cornwall Road  
Bingley  
West Yorkshire  
BD16**

**Offers in Excess of £148,000**

**bettermove**

# Cornwall Road

## Bingley

Bettermove are proud to present this 2 bedroom end of terrace house in Bingley, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway and garage.

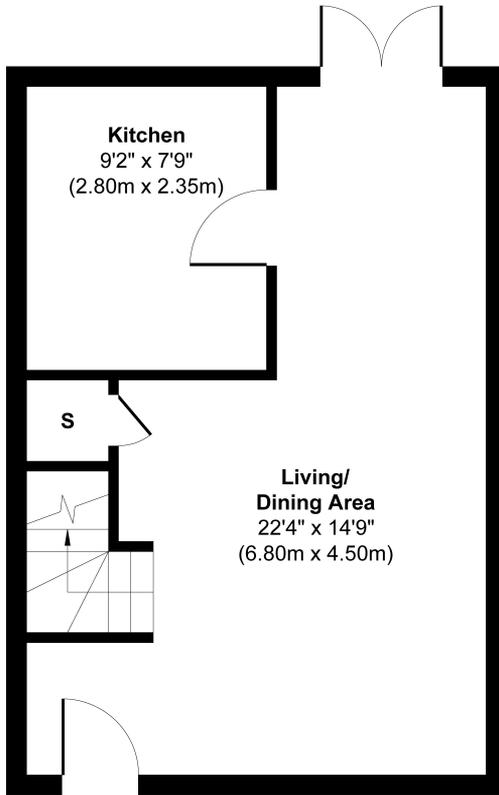
The council tax band is B.

The interior of this beautifully presented property comprises a spacious living/dining room, and fitted kitchen on the ground floor. The first floor consists of two double bedrooms, alongside a shower room. Outside, the property boasts a private rear garden, mainly laid with paving, perfect for enjoying the summer months.

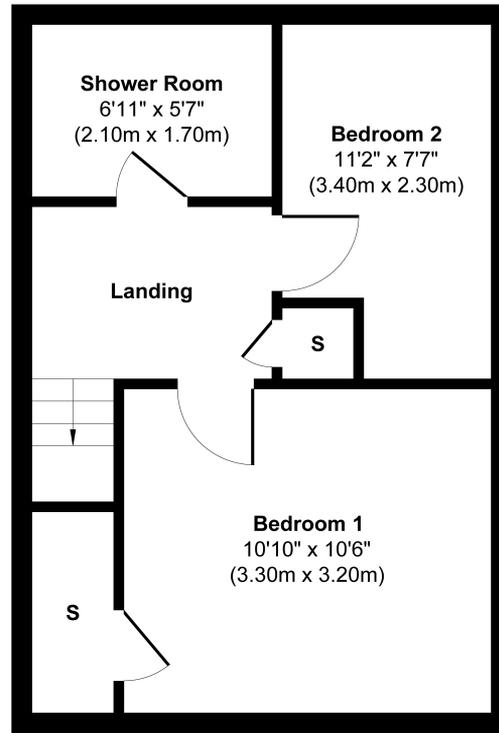
Located in the popular town of Bingley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Bingley Train Station, a variety of local bus routes, and quick access to the A650, leading to the M606, and M62.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





**Ground Floor**  
**Approximate Floor Area**  
 329 sq. ft  
 (30.60 sq. m)



**First Floor**  
**Approximate Floor Area**  
 329 sq. ft  
 (30.60 sq. m)

**Approx. Gross Internal Floor Area 658 sq. ft / 61.20 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)