



# Davies Properties



8 Myrtle Avenue  
Bingley, BD16 1EW

Offers In The Region Of £210,000





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This lovely through-terrace home in the ever-popular village of Bingley offers plenty of space and character, making it a great choice for families. The ground floor has a bright and welcoming lounge along with a large dining kitchen—ideal for everyday living or hosting friends and family. Upstairs, there are two comfortable bedrooms and a family bathroom, while the top floor provides two further attic bedrooms that can easily double as a home office or playroom. Modern touches like gas central heating and uPVC double glazing keep the house cosy all year round, and both front and rear yards give you your own private outdoor space.

Bingley itself strikes a perfect balance between countryside charm and modern convenience. Famous for the historic Five Rise Locks and the beautiful St. Ives Estate, it also has a lively town centre filled with independent shops, cafes, and restaurants. Excellent transport links—including a train station with direct services to Leeds, Bradford, and Skipton—make it a great spot for commuters as well as families who want the best of both town and country living.

## GROUND FLOOR

### Living Room

16'1" x 12'4" (4.90m x 3.76m)

Featuring a uPVC double glazed window and door to the front elevation, central heating radiator, and a wood-burner style gas fire set within a stone surround.

### Dining Kitchen

13'11" x 12'4" (4.24m x 3.76m)

Fitted with a range of matching wall and base units with work surfaces and tiled splashbacks, incorporating a stainless steel sink, integrated double electric oven, electric hob with extractor hood, and integrated appliances including a dishwasher, washing machine and tumble dryer. A uPVC double glazed window and door to the rear

elevation, together with a chrome heated towel rail, complete the room.

## FIRST FLOOR

### Bedroom 1

15'3" x 11'11" (4.65m x 3.63m)

Benefitting from a uPVC double glazed window to the front elevation, central heating radiator, built-in wardrobes, and a useful walk-in cupboard.

### Bedroom 2

7'9" x 7'9" (2.36m x 2.36m)

Appointed with a uPVC double glazed window to the rear elevation and a central heating radiator.

### Bathroom

7'9" x 4'7" (2.36m x 1.40m)

Fitted with a white three-piece suite comprising a

bath with shower over, WC, and pedestal wash basin, complemented by tiled walls, a chrome heated towel rail, and a uPVC double glazed window to the rear elevation.

## SECOND FLOOR

### Bedroom 3

13'8" x 12'4" (4.17m x 3.76m)

Featuring a uPVC double glazed dormer window to the rear elevation and a central heating radiator.

### Bedroom 4

13'9" x 12'4" (4.19m x 3.76m)

Incorporating a Velux window, fitted storage cupboards, and a central heating radiator.

## EXTERIOR

The property benefits from enclosed front and rear yards, with the rear yard also featuring two useful outbuildings.

## ADDITIONAL INFORMATION

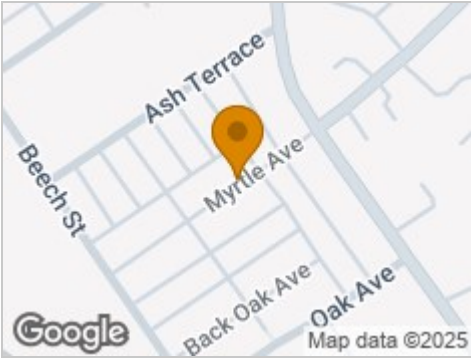
- ~ Council Tax Band: B
- ~ Tenure: Freehold
- ~ Parking: on-street, permit required
- ~ Broadband - according to the Ofcom website

there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.

~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.



Road Map



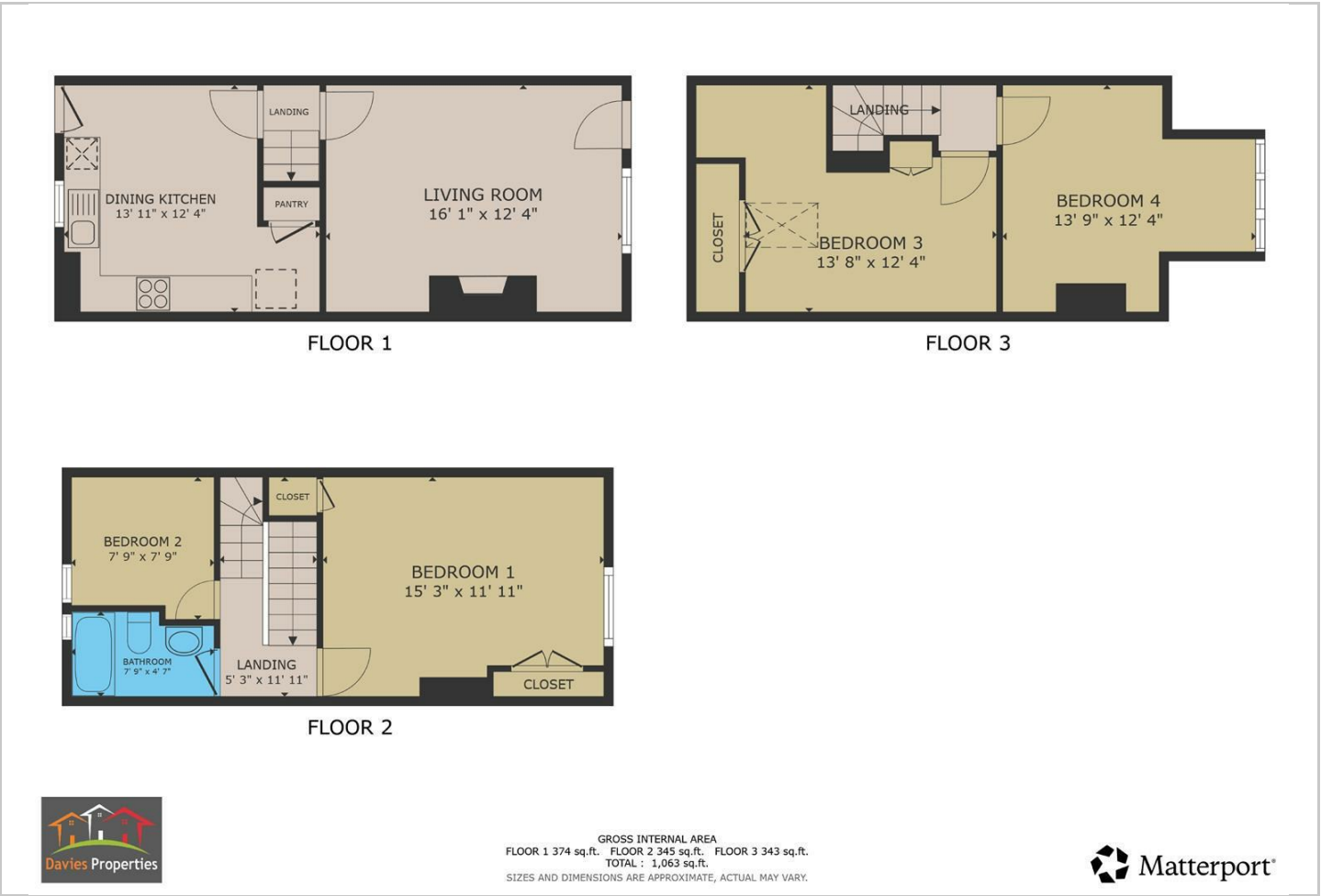
Hybrid Map



Terrain Map



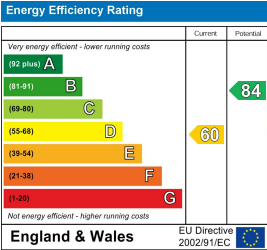
Floor Plan



Viewing

Please contact our Davies Properties Sales Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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