



Accurate information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property
mbudsman

advised to
read within
24 hours
before
signing any

Britannia Wharf, Bingley, BD16

£120,000 Leasehold

Two Bedroom Ground Floor Apartment

EPC Rating: D

Martin & Co Keighley
4 North Street • • Keighley • BD21 3SE
T: 01535 669588 • E: keighley@martinco.com

01535 669588
<http://www.martinco.com>





Canal Quay
Bingley
BD16

Key features:

- Two Bedroom Apartment
- NO CHAIN
- Lounge With Canal Side Views
- Allocated Parking Space
- Ensuite
- Ground Floor
- Service Charges: TBC
- Ground Rent: TBC
- Leasehold Years: TBC



Why you'll like it

Introducing this ground floor apartment, perfectly positioned in a sought-after canal-side location. Ideal for first-time buyers and investors alike, this spacious two-bedroom residence offers convenient living in the heart of a vibrant community noted for its excellent public transport links, reputable nearby schools, and an array of local amenities. Picturesque walking routes are on your doorstep, providing the perfect opportunity to enjoy the scenic surroundings.

The property features an open-plan reception room with large windows, ensuring an abundance of natural light and offering delightful views over the canal. French doors open onto a Juliette patio balcony, further enhancing the tranquil atmosphere. The adjoining open-plan kitchen is fitted with integrated appliances, built-in pantries for ample storage, and a designated dining space, making it an excellent area for entertaining guests or enjoying family meals.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	80 C
39-54	E		
21-38	F		
1-20	G		

Both bedrooms are generously sized doubles, with the principal bedroom benefitting from its own en-suite facilities to provide added privacy and comfort. The entrance to the building is secured by an intercom entry system, ensuring peace of mind for residents, while allocated parking offers practicality and convenience just outside.

With its blend of modern living spaces, unique features, and a stellar location, this ground floor flat is the perfect opportunity for buyers seeking quality accommodation with effortless access to local conveniences, leisure activities, and transport connections. Arrange a viewing today to fully appreciate all this remarkable home has to offer.



- COMMUNAL ENTRANCE
- HALL
- LOUNGE/KITCHEN 26' 2" x 15' 1" (8m x 4.6m) AT MAX POINTS
- BEDROOM ONE 11' 9" x 8' 10" (3.6m x 2.7m)
- ENSUITE 5' 6" x 5' 6" (1.7m x 1.7m)
- BEDROOM TWO 8' 6" x 10' 5" (2.6m x 3.2m) AT MAX POINTS
- BATHROOM 5' 6" x 5' 6" (1.7m x 1.7m)

