



Moorbottom Lane, Bingley BD16 4HA

welcome to

Moorbottom Lane, Bingley

A spacious and versatile Five-bedroom detached home arranged over three floors, featuring a generous games room, modern kitchen with dining area, balcony, principal bedroom with en-suite, ample driveway parking and low-maintenance outdoor space.



Stunning Five Bedroom Detached Family Home with Versatile Accommodation

Situated in a sought-after residential location in Bingley, this impressive detached family home offers spacious and flexible living arranged over three floors, making it ideal for growing families and those seeking additional work-from-home space.

The property is approached via a generous block-paved driveway providing ample off-street parking.

Internally, the accommodation briefly comprises an entrance hall, a versatile ground floor bedroom, family bathroom and a substantial games room which could be utilised as a home cinema, playroom, gym or additional living space.

To the first floor, the heart of the home is a bright and spacious living room. A modern fitted kitchen opens into a dining area, creating an excellent space for both everyday family life and entertaining, with access to a balcony, .

The second floor offers three further bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary house bathroom and a 5th Bedroom/office.

Externally, the property benefits from low-maintenance outdoor space with a decked seating area, ideal for al fresco dining and relaxing during the warmer months.

Ground Floor Boiler/Store Room

15' 10" x 4' 1" (4.83m x 1.24m)

Ground Floor Games Room

17' 8" x 15' (5.38m x 4.57m)

Ground Floor Bathroom

9' 9" x 8' 6" (2.97m x 2.59m)

Ground Floor Bedroom 4

13' 9" x 8' 5" (4.19m x 2.57m)

Ground Floor Hall

First Floor Living Room

18' 9" x 15' 9" (5.71m x 4.80m)

First Floor Dining Area

11' 10" x 8' 6" (3.61m x 2.59m)

First Floor Kitchen

12' 6" x 12' 1" (3.81m x 3.68m)

First Floor Landing

Second Floor En-Suite

7' 7" x 5' 11" (2.31m x 1.80m)

Second Floor Bathroom

7' 11" x 5' 11" (2.41m x 1.80m)

Second Floor Bedroom 3

9' 9" x 9' 7" (2.97m x 2.92m)

Second Floor Bedroom 1

12' 5" x 10' 8" (3.78m x 3.25m)

Second Floor Bedroom 5/Office

9' x 6' 3" (2.74m x 1.91m)

Second Floor Bedroom 2



view this property online holroydsestateagents.co.uk/Property/BNG103187



welcome to

Moorbottom Lane, Bingley

- Five bedroom detached family home
- Spacious accommodation over three floors
- Principal bedroom with en-suite shower room
- Large games room/family room
- Modern kitchen and separate dining area

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers over

£475,000



Please note the marker reflects the postcode not the actual property

view this property online holroydsestateagents.co.uk/Property/BNG103187



Property Ref:
BNG103187 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Holroyds is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

holroyds



01274 566837



bingley@holroydsestateagents.co.uk



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



holroydsestateagents.co.uk