



Davies Properties



26 Long Lane

Harden, Bingley, BD16 1HP

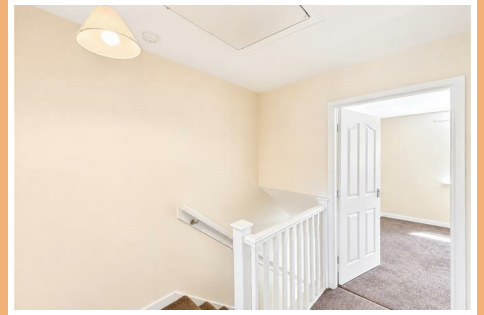
Price £170,000



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A well-presented two-bedroom end-terrace in the sought-after village of Harden, offering spacious living accommodation, a pleasant rear patio garden and the valuable advantage of two off-road parking spaces.

Recently redecorated throughout, the property is ready for a new owner to move straight into and would make an excellent choice for first-time buyers, couples, downsizers or those looking for an investment opportunity.

The accommodation begins with an entrance porch leading into a generous open-plan living and dining room. This bright and versatile space provides plenty of room for both lounge and dining furniture, making it ideal for everyday living and entertaining.

To the rear is a fitted kitchen with access out towards the garden. Upstairs, the first floor provides two well-proportioned bedrooms together with the house bathroom.

Outside, the property has a small garden frontage, while the rear garden provides a pleasant and manageable outdoor space for sitting out, entertaining or enjoying the warmer months. Two off-road parking spaces provide a particularly useful addition in this popular village location.

Further benefits include gas central heating and double glazing.

Long Lane is conveniently positioned for Harden Primary School, local village amenities and regular transport links towards Bingley, Keighley and the surrounding area.

Combining a popular village setting, refreshed presentation, generous living space and off-road parking, this appealing home is well worth viewing.

GROUND FLOOR

Entrance Porch

Featuring a composite entrance door, tiled flooring, and a double-glazed wood-framed window.

Living Room

11'7" x 13'7" (3.53m x 4.14m)

Including a wood-framed double-glazed window to the front elevation, a central heating radiator, an electric fire with an attractive surround, and a useful under-stairs storage cupboard.

Dining Room

6'0" x 9'2" (1.83m x 2.79m)

Featuring a sliding patio door providing access to the rear garden and a central heating radiator.

Kitchen

5'1" x 9'1" (1.55m x 2.77m)

Fitted with a range of matching wall and base units with work surfaces over and tiled splashbacks, incorporating an integrated single electric oven with gas hob and recirculating extractor hood above. Includes a stainless steel sink, wall-mounted combi boiler, plumbing for a washing machine, tiled flooring, recessed ceiling spotlights, and a wood-framed double-glazed window to the rear elevation.

FIRST FLOOR

Landing

Featuring access to the loft via a hatch.

Bedroom 1

11'9" x 9'7" (3.58m x 2.92m)

Including a uPVC double-glazed window to the front elevation, a central heating radiator, built-in wardrobes, and a useful storage cupboard over the bulkhead.

Bedroom 2

11'10" x 6'5" (3.61m x 1.96m)

Featuring a wood-framed double-glazed window to the rear elevation, a central heating radiator, and built-in wardrobes.

Bathroom

5'5" x 6'5" (1.65m x 1.96m)

Fitted with a white three-piece suite comprising a panelled bath with shower over, pedestal wash basin, and WC. Includes a uPVC double-glazed window to the side elevation, tiled flooring, majority tiled walls, and a central heating radiator.

EXTERIOR

The front garden features a mature shrub with a pebbled surface and a pathway leading to the front door. A pebbled path continues along the side of the property to the enclosed rear garden, which is attractively flagged and provides an ideal space to sit

out and enjoy a morning coffee. The property also benefits from two designated off-road parking spaces.

ADDITIONAL INFORMATION

~ Tenure: Freehold

~ Council Tax Band: B

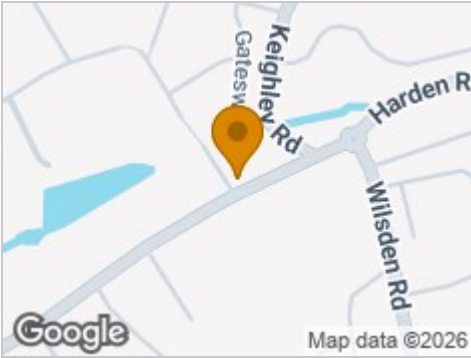
~ Parking: 2 designated parking spaces

~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.

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



Road Map



Hybrid Map



Terrain Map



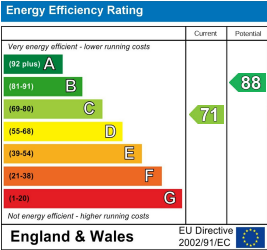
Floor Plan



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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