



23 Falcon Road

Bingley

Council Tax band: D

Tenure: Freehold

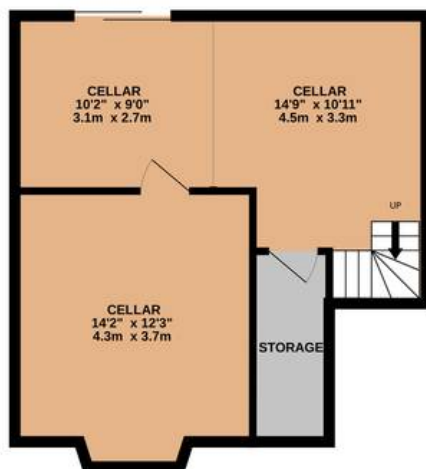
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Four-bedroom semi-detached family home over three levels
- Stunning open-plan living spaces filled with natural light
- Recently renovated contemporary kitchen with integrated appliances
- Spacious utility room providing excellent additional storage
- Useful basement level offering extensive storage potential
- Luxurious bathroom with freestanding bath and brass fittings
- South-facing garden with patio and mature planting
- Driveway parking with convenient electric vehicle charging point
- Close to Bingley amenities, schools and transport links
- Council Tax: D ; EPC Rating: D



GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.0 sq.m.) approx.



2ND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 1689 sq.ft. (156.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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