

HUNTERS[®]

HERE TO GET *you* THERE



Merchants Court

Leonard Place, Bingley, BD16 1DL

Asking Price £125,000



Offered to the market with no onward chain is a very well presented two bedroom first floor apartment, situated in a purpose built complex on the fringe of Bingley.

The most attractive apartment comprises; secure communal entry, stairs to the first floor, entrance hall with storage cupboard, open plan lounge and dining space with views of the well tended communal gardens, kitchen, two bedrooms, with the master having en suite shower facilities, and house bathroom. Externally are communal areas, and allocated parking.

Sitting on the edge of Bingley town centre, and a comfortable stroll from the station which provides direct rail links to Leeds, Bradford and Skipton a viewing to a most attractive and very well appointed apartment does indeed come highly recommended.

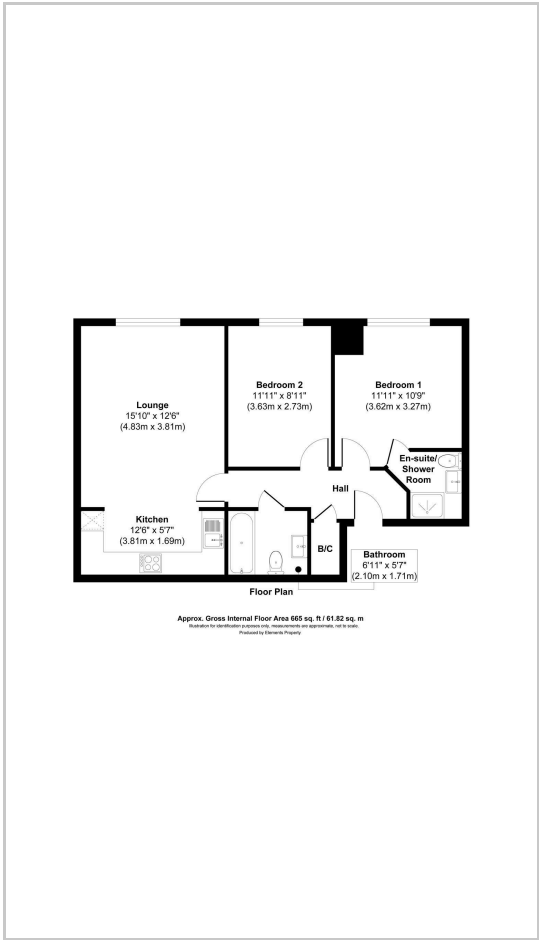
We have been informed by the owner that the lease is 99 years and the ground rent and service charges are £225 per quarter. Purchasers are advised to check the lease details.



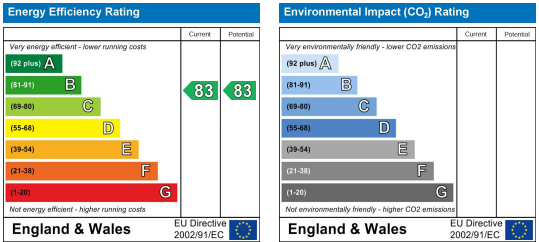
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.