



Narrow Lane, Harden, Bingley, BD16 1HX

- Impressive Detached Home
- Beautifully Appointed Throughout
- Well Positioned For Local Amenities
- Double Garage and Further Off Street Parking
- Council Tax Band E
- First Class Residential Location
- Low Maintenance Gardens
- Excellent Open Aspect to Rear
- Viewing Wholeheartedly Recommended
- EPC Rating

Asking Price £475,000



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DESCRIPTION

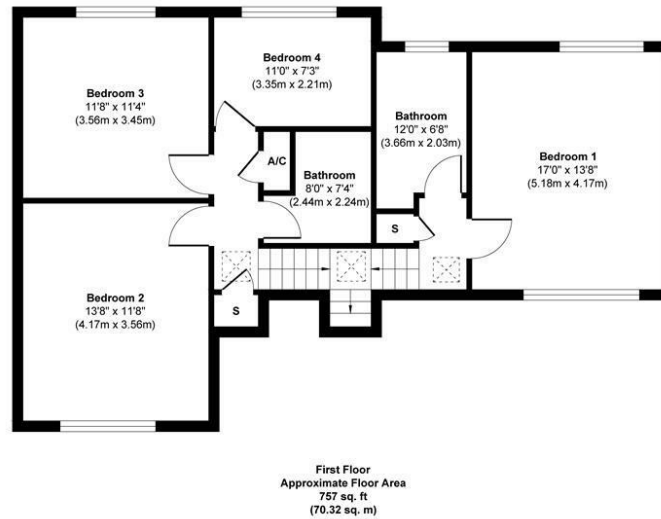
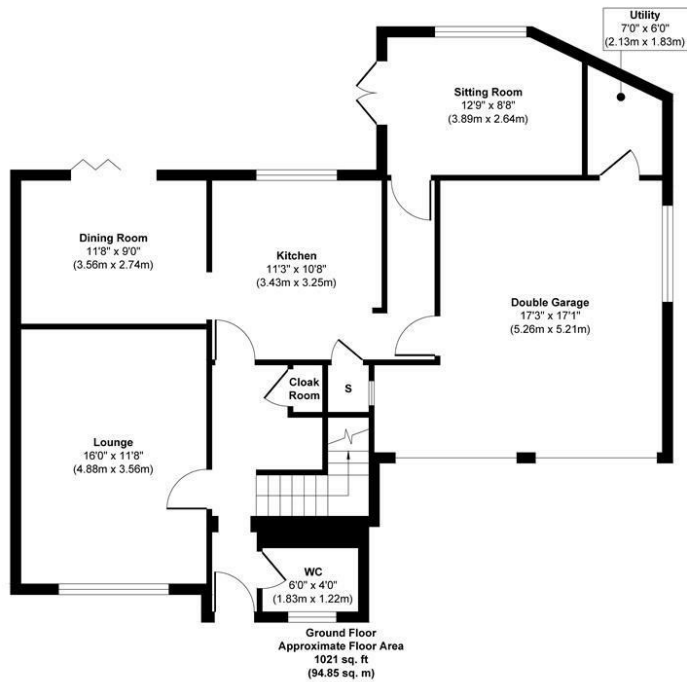
A chain free opportunity to acquire a very well established and beautifully appointed four bedroom detached home on Narrow Lane. The superb home offers any would be purchaser an excellent degree of flexibility and versatility and a viewing is wholeheartedly recommended.

The impressive home comprises; entrance vestibule, cloakroom, wc, lounge, dining room with bi-fold doors to the garden, family room with French doors to the garden, comprehensively equipped kitchen, access to the double garage with electric up and over door, electric vehicle charging point and a utility room. The first floor offers a well proportioned master suite with bathroom. On a separate landing there are two further double bedrooms, and a fourth bedroom which is being used as a home office and a family bathroom. All rear facing rooms enjoy an excellent open view of the park. There is storage in abundance and convenient loft access. Externally are easily maintained gardens to the front, rear and side, and gated access directly into the park. The home further benefits from a solar panel system (size 6.48kW with a 9.5 kWh battery).

Harden is a highly sought after village and offers many village amenities, primary school, recreational facilities and excellent transport connections to other surrounding towns and villages. Bingley is approximately two and a half miles distant, where there are larger shops and supermarkets and from where there is direct rail access to Leeds, Bradford and Skipton.







Approx. Gross Internal Floor Area 1778 sq. ft / 165.17 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

Viewings

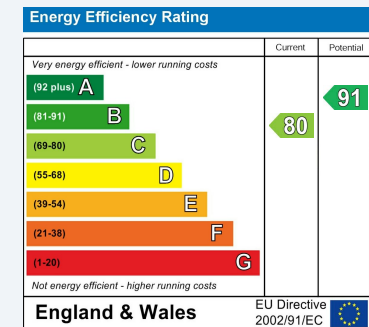
Please contact bingley@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

