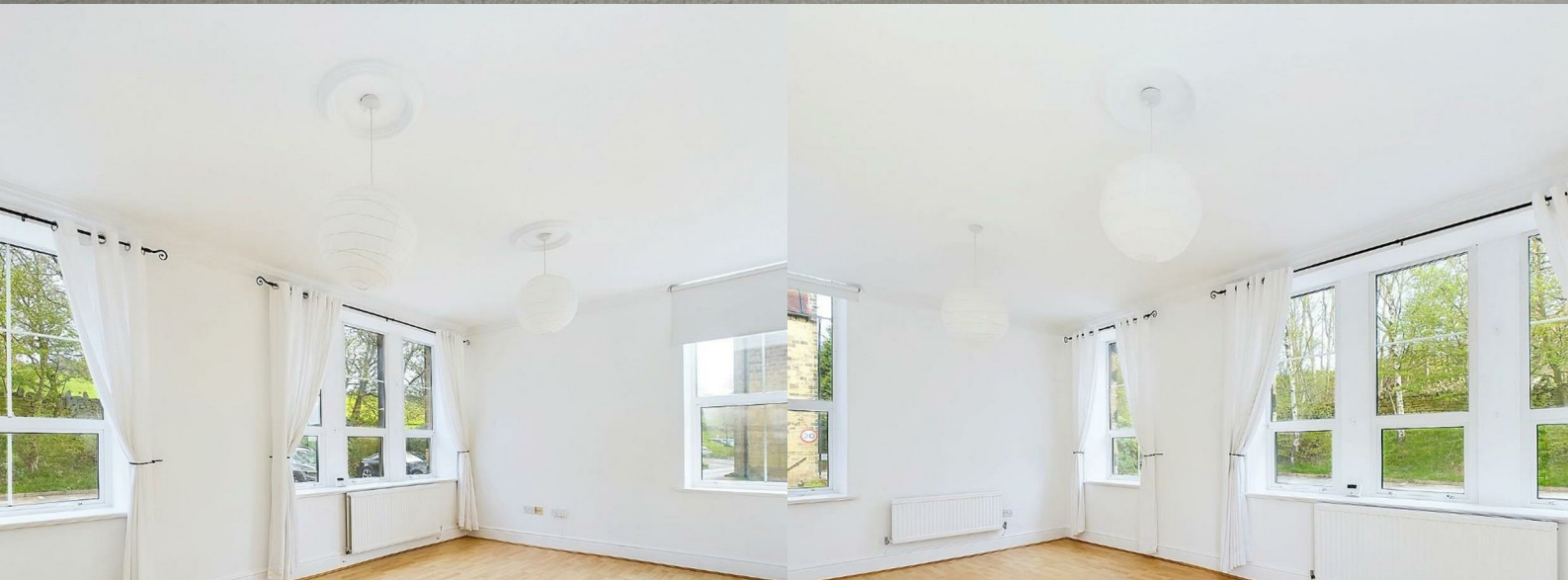


# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Lady Park Avenue

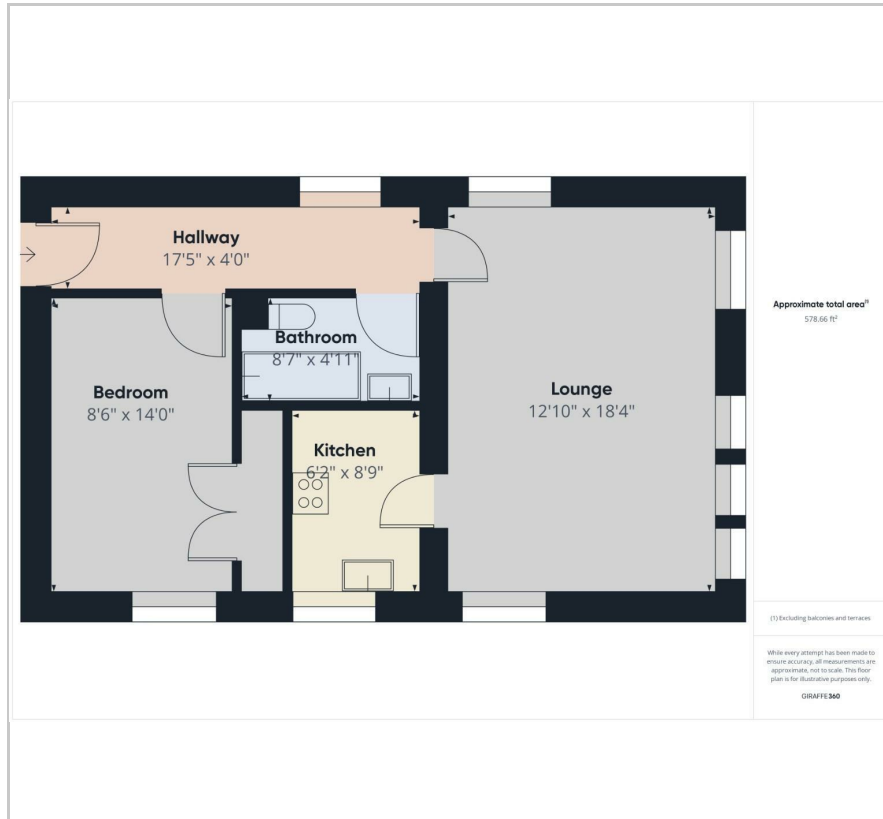
, Bingley, BD16 4UB

Asking Price £115,000



Council Tax: B

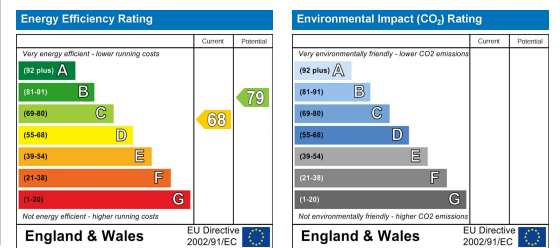
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Bingley Sales Office on 01274 511 509 if you wish to arrange a viewing appointment for this property or require further information.

- Ground Floor
- Close to Train Station
- Parking Space
- One Bedroom
- Set in Well Presented Grounds
- Viewing Advised

Hunters proudly presents this immaculate one-bedroom ground floor apartment nestled in the prestigious Lady Park Avenue Development. Upon entering the communal area, which features individual post boxes, you'll find the apartment's welcoming hallway boasting a side window. The spacious open-plan living/dining area benefits from dual aspect windows, seamlessly connecting to a well-fitted kitchen. The bedroom offers ample space and includes fitted/built-in wardrobes, while the bathroom features a three-piece white suite.

Additional comforts include gas central heating, double glazing, and an intercom entry system. Externally, the property is set within meticulously maintained grounds with picturesque countryside views and allocated parking. Ascham Hall is conveniently situated near Bingley, boasting regular bus routes, Bingley Train Station offering excellent rail links to Bradford, Skipton, and Leeds, plus an array of restaurants, shops, supermarkets, and various amenities—all within easy reach. Internal viewing is highly recommended to fully appreciate the charm and quality of this esteemed residence.



## MATERIAL INFORMATION

**Tenure: Leasehold**  
**Lease Years Remaining: 965**  
**Annual Ground Rent: Nil**  
**Service Charge: The last year was charged at £1,706.84**

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.