

# HUNTERS®

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## 2 Heritage Park

College Road, Bingley, BD16 4UE

Asking Price £795,000



A superior detached residence which offers an increasingly rare opportunity to acquire a substantial family home, in impressive grounds in one of Bingleys most prestigious locations.

This high calibre home comprises, a welcoming hallway, three spacious ground floor reception rooms, a large kitchen with breakfast room, useful utility and cloakroom. The first floor landing affords access to the principal bedrooms with the master offering an en suite bathroom, and a family bathroom with a further separate WC.

The property was constructed to an excellent specification throughout with its stone and mock Tudor elevations. Externally the property enjoys by a superior plot with landscaped gardens and mature trees and shrubs, a large driveway, detached double garage, with a large room above ideal potential to create office suite/annexe subject to relevant planning permission being obtained. An internal inspection is essential to appreciate the deceptive nature and quality of the accommodation on offer.

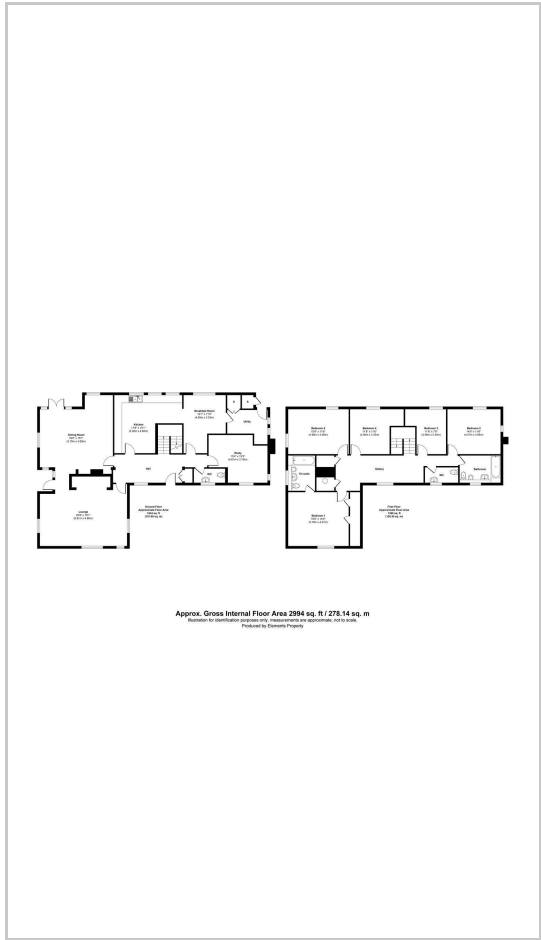
Bingley town centre is approximately 1 mile distant with its range of shops, amenities, recreational areas and well respected primary and secondary schools. Heritage Park is regarded as one of Bingley's premier addresses, featuring many, well-established, and modern properties on the periphery of Bingley Town Centre. The locality is surrounded by scenic countryside, affording impressive views towards the upper Aire Valley. The location is considered to be within daily commuting distance of many Airedale and Wharfedale business centres.



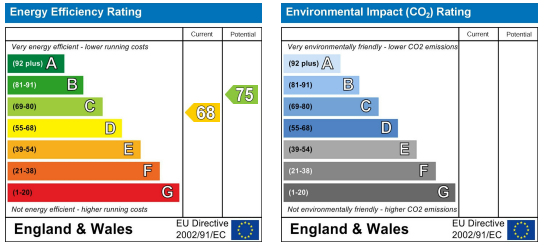
## Area Map



## 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.