



## Marley, , Bingley, BD16 2DN

- Beautiful Detached Farmhouse
- Enhanced by the Current Vendor
- Triple Garage
- Three Bathrooms
- Council Tax Band D
- Excellent Location
- Offering Seclusion and Privacy
- Idyllic Setting
- Viewing Essential
- EPC Rating D

**Asking Price £725,000**



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## DESCRIPTION

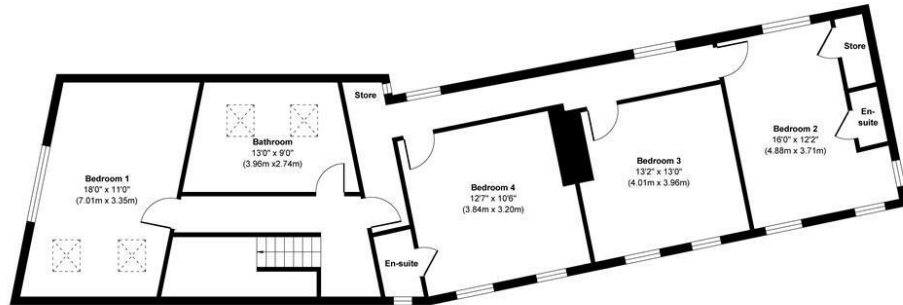
A charming and spacious four-bedroom detached farmhouse nestled in a tranquil and secluded setting. The idyllic property offers the perfect blend of rustic charm and modern comforts and boasts a triple garage, providing ample space for vehicles and storage. Surrounded by an abundance of greenery and offering a sense of seclusion, the farmhouse presents a unique opportunity to experience a peaceful countryside lifestyle while enjoying the convenience of a well-designed home with ample space for parking.

The superb home which will undoubtedly appeal to a variety of purchasers comprises; entrance into entrance hall, dining space, lounge, study area, gym/games room, kitchen, cloakroom/wc and access to the cellar to the ground floor. To the first floor are four double bedrooms with two enjoying en suite shower facilities and well equipped house bathroom. Externally are formal gardens to four sides which take full advantage of the secluded position. The property runs on oil central heating, spring water and has a septic tank, and benefits from underfloor heating to the ground floor as well as a central log burner to the principal reception room.

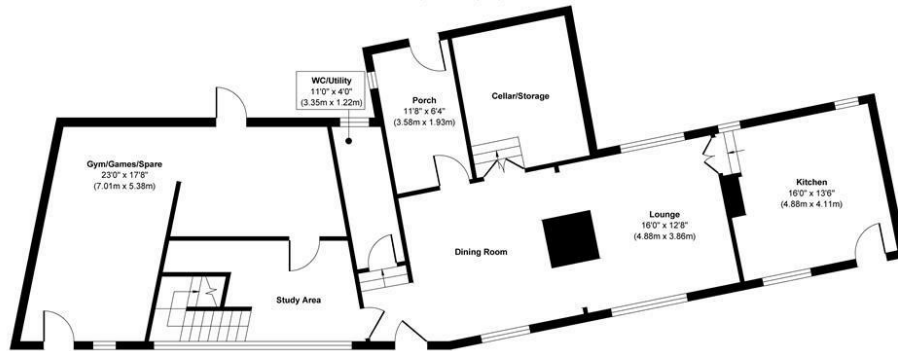
The property sits in an excellent location and must be viewed to be fully appreciated. Offering convenience of access to many amenities, transport links, schools and recreational facilities a viewing comes highly recommended.







First Floor  
 Approximate Floor Area  
 1150 sq. ft  
 (106.83 sq. m)



Ground Floor  
 Approximate Floor Area  
 1203 sq. ft  
 (111.76 sq. m)

Approx. Gross Internal Floor Area 2353 sq. ft / 218.59 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

### Viewings

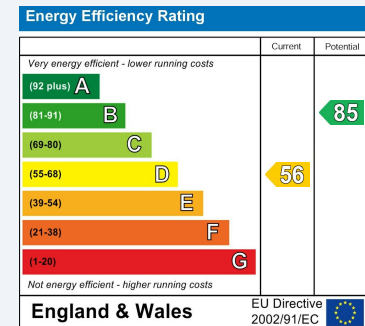
Please contact [bingley@hunters.com](mailto:bingley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

