

# HUNTERS<sup>®</sup>

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## Bailey Hills Road

Bingley, Bradford, BD16 2RJ

Asking Price £275,000



An excellent opportunity for a variety of potential buyers to acquire a very nicely presented and much enhanced family home, on the periphery of Bingley Town centre.

Finished to an excellent standard, a viewing to appreciate the size of accommodation and quality of finish does come highly recommended. It comprises; entrance into the comprehensively equipped dining kitchen, with excellent under stairs storage cupboard and lounge with French door access to the front garden, completing the ground floor. To the first floor are two double bedrooms, and a beautiful modern five piece bathroom suite. The attic room offers a third occasional bedroom, or home office and boasts impressive views towards the town centre. Externally are low maintenance gardens to the rear, with fence boundaries, and access to the utility room. To the front is a well kept lawn with planted borders and wall boundaries, off street parking and an attached single garage.

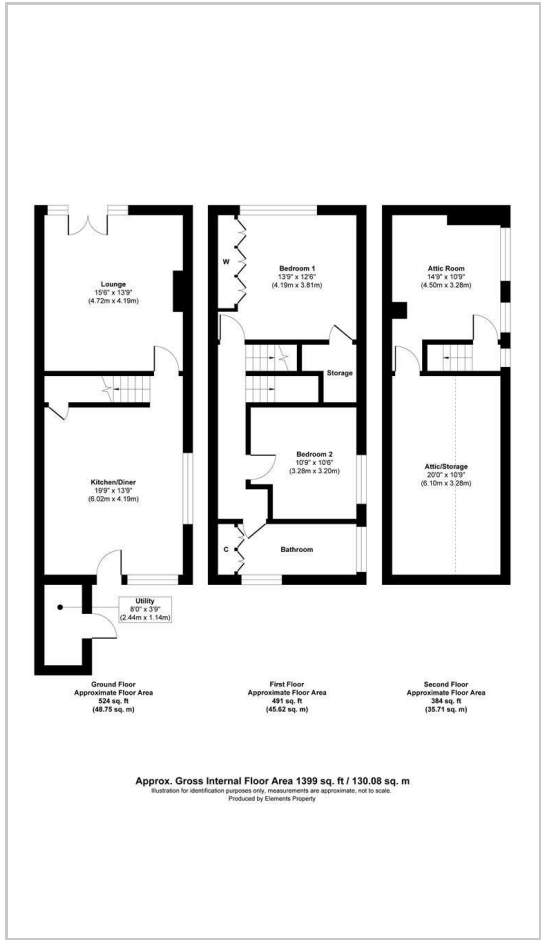
Situated a comfortable stroll from Bingley town centre and being ideally positioned for local primary and sought after secondary schools, the home provides the ideal base for the commuter, with Bingley station offering a direct and frequent service by rail to Leeds, Bradford and Skipton.



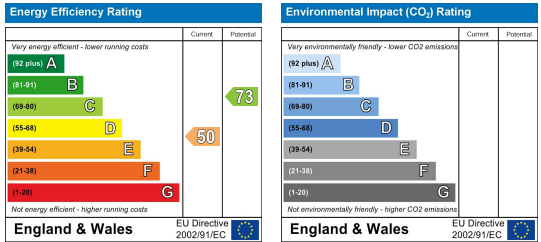
# Area Map



# 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.