

# HUNTERS<sup>®</sup>

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## Wood Street

Crossflatts, Bingley, BD16 2AN

Asking Price £105,000



A superbly appointed one or occasionally two bedroom duplex apartment, which enjoys an impressive open aspect to the rear.

The well maintained and recently enhanced spacious apartment comprises; secure communal entry system, entrance hall, with WC, spacious lounge with dining area and well equipped kitchen, master bedroom with en suite shower facilities, bedroom two/study and a further house bathroom. Externally is an allocated parking space, and very nicely presented communal gardens.

A viewing to appreciate the size and quality of the finish in a most attractive apartment does indeed come highly recommended. Well placed for the amenities in Crossflatts as well as the direct rail links to Leeds/Bradford and Skipton from the station, the apartment does offer an excellent base for convenient access to the neighbouring towns and villages and exploring the Yorkshire Dales and beyond.

We have been informed by the vendor The ground rent is £350 per year, service charges are £266.26 per quarter and there are 108 years remaining on the lease.



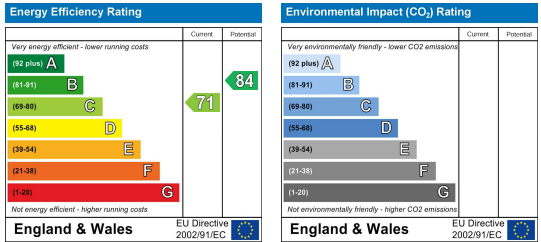
## Area Map



## 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.