



## Sleningford Terrace

Crossflatts, Bingley, BD16 2SG

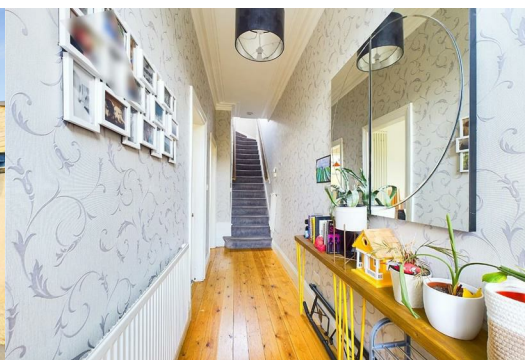
Offers In The Region Of £350,000



An excellent opportunity for a variety of purchasers to acquire a substantial home, situated in an excellent residential location, which is ideally positioned for a host of local amenities, transport links, sought after local schools and recreational facilities.

The mature home which has undergone a programme of improvement in recent years, including a new slate roof, new windows throughout, two new multi fuel stove burners, an enhanced central heating system and EV charging point, offers accommodation over three floors plus the addition of an excellent cellar/basement space and should be viewed to be fully appreciated. It comprises; entrance porch, an impressive dining kitchen with feature multi fuel burner with utility and WC off and cellar access, a spacious lounge and rear entrance hall which provides access to the well maintained rear garden. To the first floor are three bedrooms with the master having en suite shower facilities and the house bathroom. The second floor affords a further bathroom, two further bedrooms and a large landing which offers more versatile space.

Crossflatts is a superb residential village and provides many village amenities, recreational facilities, and transport links. Well regarded local schools are within convenient strolling distance and the location is considered to be within daily commuting distance of many principal West and North North Yorkshire business centres.



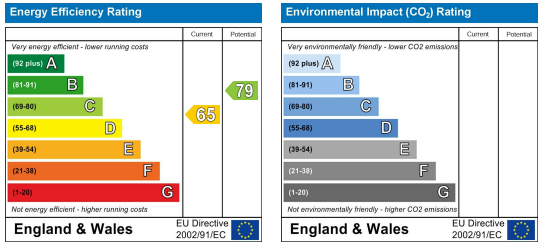
## Area Map



## 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.