

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Marley View

Crossflatts, Bingley, BD16 2ED

Asking Price £180,000



A chain free opportunity to acquire a well established end town house in a superb residential location.

Ideally located for a host of local amenities, a well regarded local primary school, transport links and recreational facilities the two bedroom home comprises; entrance hall, a good size lounge, kitchen with under stairs storage, a rear porch/sun room, two first floor double bedrooms and house shower room. Externally are good size gardens to the front and rear, gated off street parking and a detached single garage.

Crossflatts is a superb residential village and offers many village amenities, it has a well respected primary school and a railway station which provides direct access to Leeds, Bradford and Skipton. Crossflatts and the surrounding areas offer convenient access to many recreational facilities, sports clubs and walks which prove popular for dog walks along the canal tow path toward the world famous five rise locks.



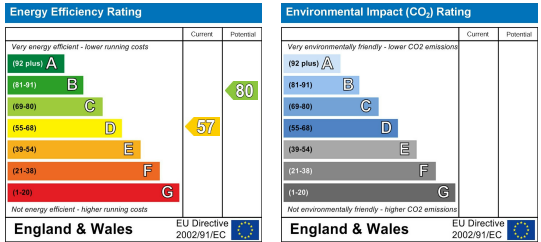
## Area Map



## 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.