# HUNTERS

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## **Sunny Brae Crescent**

Gilstead, Bingley, BD16 4RF

Asking Price £220,000









Offering a superb opportunity for a variety of potential purchasers is a very well presented three bedroom home in a most popular residential location.

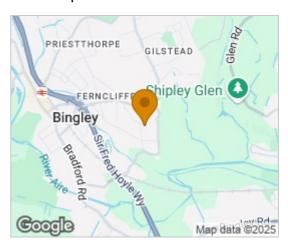
Ideally located for Bingley town centre, its amenities, schools and excellent transport connections, a viewing to a most appealing homes, does indeed come highly recommended.

The versatile property comprises, entrance porch, entrance hall, with under stairs storage, lounge, impressive dining kitchen with French doors access to the rear garden. To the first floor are three excellent bedrooms and house bathroom. The loft is accessed via pull down ladder from the landing and is fully boarded with ample under eaves storage, a Velux window and has power points. Externally are good size gardens to the front and rear, shared drive leading to leading to a detached single garage.

Situated less than a mile from Bingley town centre, the home offers convenient access to amenities of the town centre, excellent local primary and secondary schools and commuter links via road and rail to many principal West and North Yorkshire business centres.



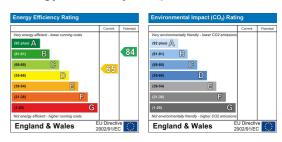
#### Area Map



#### 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.