

# HUNTERS<sup>®</sup>

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## The Narrows

Harden, Bingley, BD16 1HY

Asking Price £625,000



A rare opportunity for more discerning purchasers to acquire a detached home of distinction discreetly positioned on The Narrows which takes full advantage of the stunning views towards Harden Beck and the neighbouring farmland to the rear and side.

The home, whilst in need of some cosmetic enhancement occupies a superior plot and is complimented by a private drive and ample parking to the front. The main residence comprises; entrance hall, cloaks/WC, kitchen with separate entrance and access to the garden and integral double garage, a formal dining room with impressive views over the garden and an excellent lounge with large picture window again with views. To the first floor, the spacious landing services the principal bedrooms and the house bathroom. There are four bedrooms with the master having a dressing area and en suite shower room. Externally the mature home sits in an enviable plot extending to approximately half an acre, which offers a mix of patio areas excellent for entertaining, and lawns which offer good recreational space for a family, gently sloping to the adjoining Harden Beck.

Harden is a highly sought after village and offers many village amenities, primary school, recreational facilities and excellent transport connections to other surrounding towns and villages. Bingley is approximately two and a half miles distant, where there are larger shops and supermarkets and from where there is direct rail access to Leeds, Bradford and Skipton.



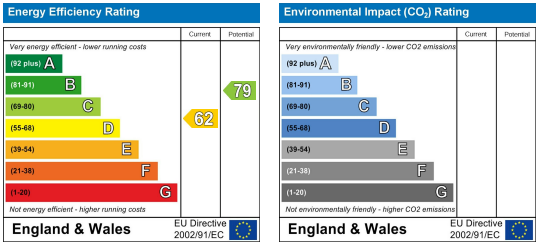
Area Map



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.