

# HUNTERS<sup>®</sup>

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## Harden Brow Lane

Harden, Bingley, BD16 1LF

Asking Price £160,000



A beautifully appointed two bedroom character cottage, providing accommodation over two floors in a highly sought after residential location.

Blending traditional features and contemporary internal styling, this charming cottage can only be fully appreciated upon an internal inspection. This impressive home comprises; entrance into lounge with feature fireplace and wood burner, and a well equipped dining kitchen to the ground floor, the first floor landing provides access to the bedrooms and the house bathroom. Externally is a yard to the side and a small garden area to the front.

Harden is an excellent village and boasts many village amenities, pubs, recreational facilities, transport links and excellent primary school. The village is considered to be within daily commutable distance of many West Yorkshire business centres.

Parking is available.



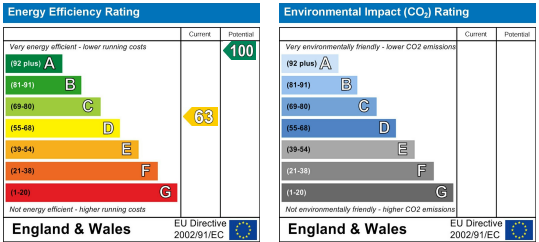
Area Map



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.