

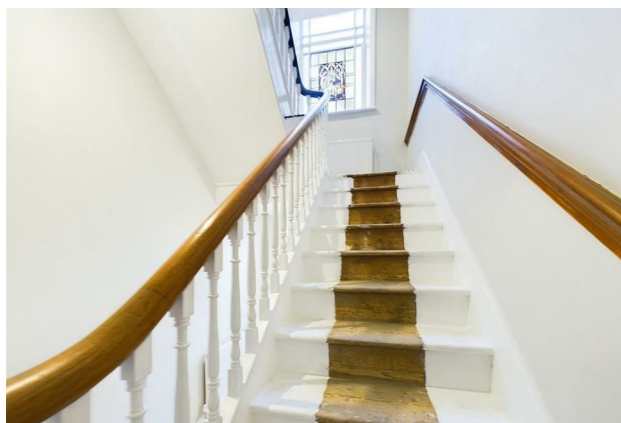
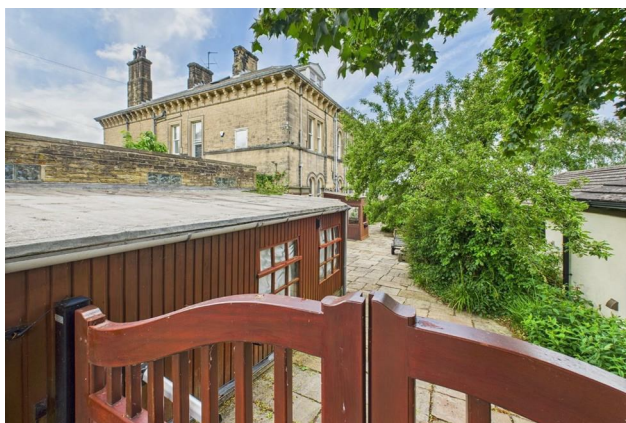
# HUNTERS®

HERE TO GET *you* THERE

**8 Langley Road, Bingley, Bradford, BD16 4AB**

**Asking Price £480,000**

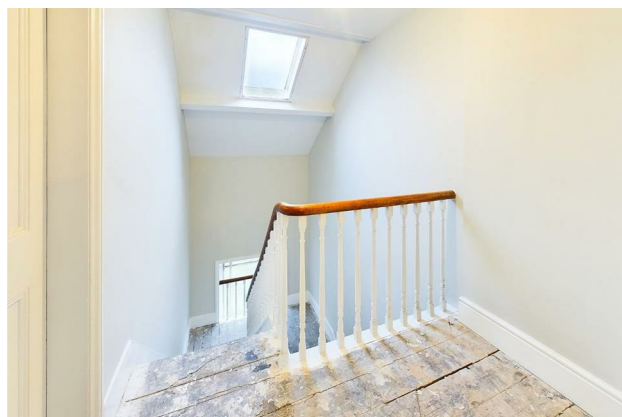
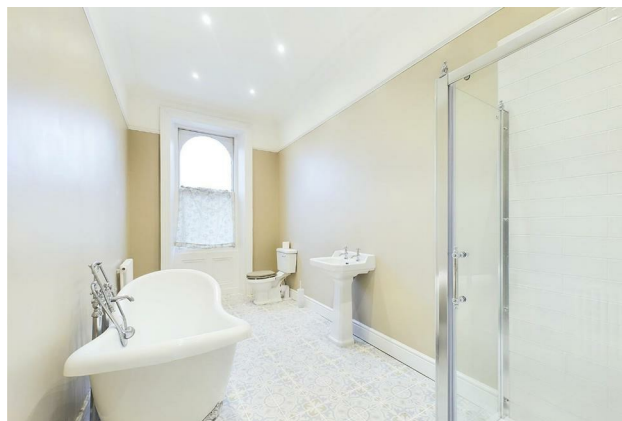
**Property Images**



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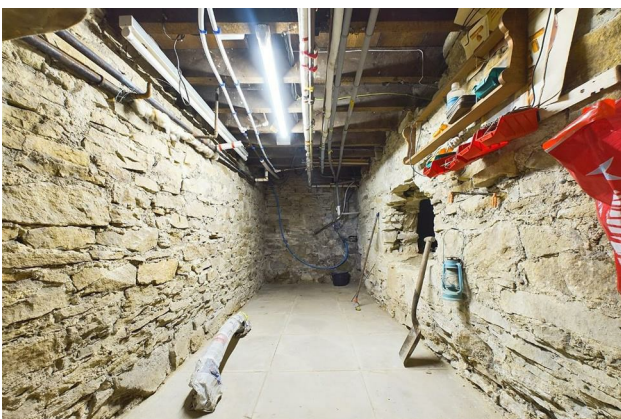
## Property Images



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## Property Images

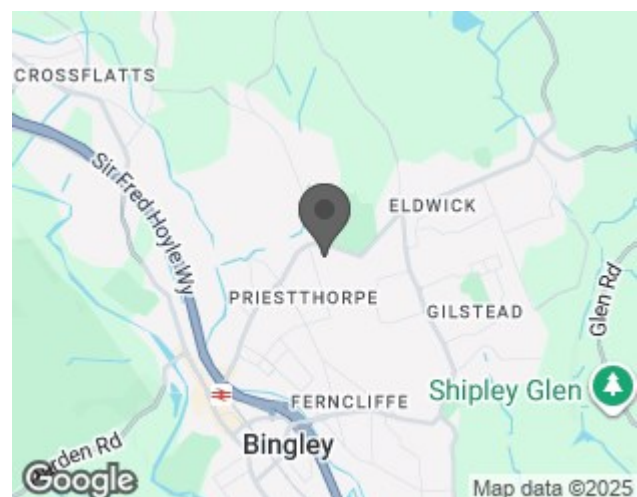




## EPC

| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>82</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>55</b> |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

## Map



## Details

Type: House - Semi-Detached Beds: 5 Bathrooms: 2 Receptions: 1  
Tenure: Freehold

A substantial stone-built period home with no onward chain. This well established home offers an increasingly rare opportunity to acquire a property of this style in the area. It should be viewed to appreciate the excellent degree of versatility and flexibility it offers. The house has five excellent bedrooms and two recently fitted bathrooms, as well as spacious reception rooms. Offering accommodation over three floors, the home has much to appeal to the most discerning purchasers.

The house has four floors, plus a basement:

GROUND FLOOR entrance porch and beautiful hallway with access to the lower ground floor. Recently fitted WC and large dining kitchen with AGA, and recently fitted boiler. The kitchen gives access to the principal reception room, with dining space and access to the sun room. The half landing to the first floor shows off an impressive stained glass window.

FIRST FLOOR: two large double bedrooms, with views towards the surrounding area, and a modern house bathroom. A second half landing to the second floor has good natural light.

SECOND FLOOR: a spacious landing gives access to three further bedrooms, two of which take full advantage of the open southerly aspect with the larger of the three retaining many original features, plus a modern house shower room.

BASEMENT: houses a workshop and a large storage room with external access door.

OUTSIDE: very well established gardens to the front, rear and side, provide seasonal colour. There is a garage with automated door, WC and storage room and further off street parking. The drive is accessed via electric gates.

Peace of mind is provided by a serviced intruder alarm system, LED security lights and CCTV.

Langley Road is approximately :

- 0.5 mile from the centre of town,
- 0.25 mile from the historic 5-rise locks,
- 100m to the Prince of Wales park

Bingley station offers direct rail access to Bradford, Leeds and Skipton

The town has a choice of very well respected schools.

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## Features

• Imposing Period Home • Spacious Reception Room and Bedrooms • Accommodation Over Three Floors • Lower Ground Floor Basement Workshop and Store • Impressive Views Towards Bingley and Beyond • Off Street Parking with Electric Gated Access • Excellent Residential Location • Viewing Essential • EPC Rating D • Council Tax Band E