

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Paslew Court

East Morton, Keighley, BD20 5RW

Asking Price £395,000



Chain Free A beautifully presented detached home situated on a most sought after residential development of other high caliber homes, in a most convenient cul de sac location.

Well positioned for a host of local amenities, transport connections and recreational facilities including convenient access for the Leeds/Liverpool canal towpath, a viewing to appreciate the most attractive family friendly home, does come highly recommended.

The spacious home comprises; entrance hall, lounge, study, ground floor WC, and open plan dining kitchen with utility to the ground floor. To the first floor are four bedrooms with bedroom one having en suite shower facilities, and a modern house bathroom. Externally are secure gardens to the rear with lawn and patio areas, and ample parking and a double garage to the front.

Paslew Court is approximately 1 mile from the centre of East Morton, which offers many village amenities, recreational facilities and a well regarded primary school. The tow path for the Leeds/Liverpool canal is within comfortable strolling distance. Bingley and Keighley town centres are a short drive away, and both of which offer many larger amenities, and direct rail links to Leeds, Bradford and Skipton.



N.B.

Note: Successful buyers will be required to complete ID and anti-money laundering checks. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service £48 inc. VAT per buyer. Once this is paid to Coadjute and all checks completed, we will then be able to mark the property Sold Subject to Contract. The cost includes obtaining relevant data and any manual checks and monitoring which might be required. Hunters will receive some of the fee taken by Coadjute to compensate for its role in providing these checks.

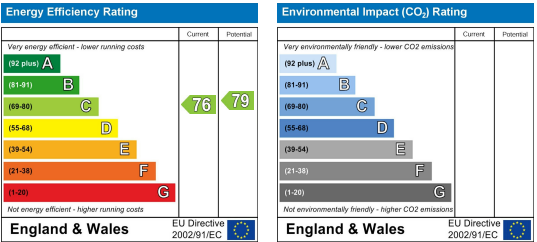
Area Map



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.