

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Longwood Avenue

Bingley, BD16 2RX

Offers In The Region Of £610,000



Accessed via a private drive way and discreetly nestled in an excellent residential location which is conveniently positioned for many local amenities, transport links and well regarded local schools is a deceptive four bedroom detached home to which an inspection does indeed come wholeheartedly recommended.

The family home offers an excellent degree of privacy and seclusion and sits in an enviable plot, yet is a comfortable stroll from the station in Crossflatts, which offers direct rail links to Leeds, Bradford and Skipton. The home comprises; a spacious entrance hall, a comprehensively equipped kitchen, a spacious L-Shaped lounge with access to the sun terrace, a good size dining room, a further reception room or bedroom four and a ground floor WC. To the first floor are three bedrooms with the master having en suite shower facilities, with bedrooms two and three benefiting from fitted furniture. To the lower ground floor is the spacious double garage and excellent utility space with garden access. Externally there are mature gardens to three sides with conifer boundaries which offer a good degree of privacy, and a green house. Further benefiting from solar panels and battery storage which are owned by the property.

Bingley town centre is approximately 1 mile distant. Bingley offers a broad range of every days amenities, supermarkets, eateries, a further rail station, and excellent recreational facilities including scenic walks on the Leeds/Liverpool canal towpath, Five Rise Locks, and Myrtle Park along the River Aire.





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.

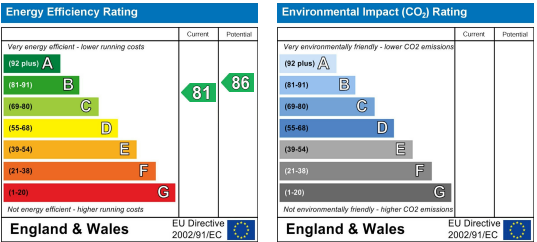
Area Map



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.