

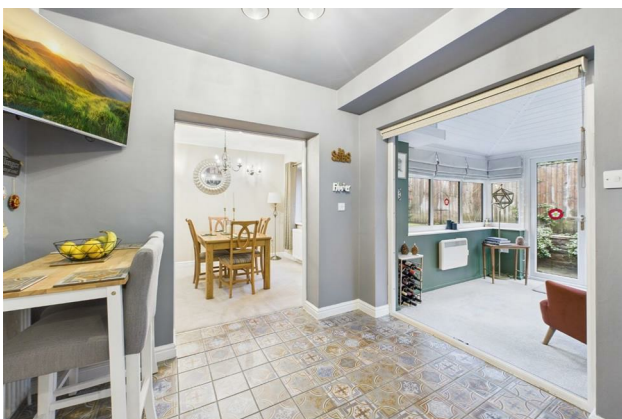
# HUNTERS®

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**11 The Orchards, Bingley, Bradford, BD16 4AZ**

**Asking Price £395,000**

**Property Images**





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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</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: 3    Bathrooms: 2    Receptions: 2  
Tenure: Freehold

Discreetly positioned on the Orchards this home has been meticulously enhanced and extended by the current vendors to offer a family home of significant quality which will likely appeal to the more discerning purchasers, looking for a well established home in an excellent residential location.

It comprises; an entrance porch, a good size living room, a well equipped kitchen with open plan dining space, and the garden room to the ground floor. To the first floor are three double bedrooms with bedroom one having excellent en suite shower facilities and a contemporary house bathroom. Externally there are mature gardens to the rear, off street parking and a detached single garage.

Located on the periphery of Bingley town centre, the home is ideally positioned for the commuter, with Bingley station providing frequent direct rail services to Leeds, Bradford and Skipton. Bingley town centre offers large chain supermarkets, bespoke independent retailers and superb cafes and restaurants. There are very well regarded primary and secondary schools in Bingley as well as excellent recreational facilities.

## Features

• Three Double Bedrooms • Elevated Position • Double Storey Extension to Rear • Two Excellent Reception Rooms • Garden Room to Rear • Open Plan Kitchen and Dining • Parking and Garage • Viewing Essential • EPC Rating D • Council Tax Band D