

# HUNTERS®

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## Southlands Grove

Bingley, Bradford, BD16 1EF

Asking Price £475,000



A beautifully presented and maintained four bedroom detached home, in a highly sought after residential location, which is well positioned for a host of local amenities, transport links and well regarded primary and secondary schools.

The mature home, which must be viewed to be fully appreciated comprises; entrance hall, lounge, dining room, kitchen, breakfast room and utility and WC to the ground floor. To the first floor are four bedrooms, with the one of the bedrooms offering an en suite shower room, and the house bathroom, as well as storage and loft access. Externally is a decked and patio area, as well as a balcony from the main lounge, a tandem garage and ample off street parking.

Southlands Grove sits on the fringe of Bingley town centre. Bingley offers an excellent array of every day amenities, recreational facilities and excellent transport connections to neighbouring towns and villages. The station in Bingley provides frequent and direct rail services to Leeds, Bradford and Skipton.



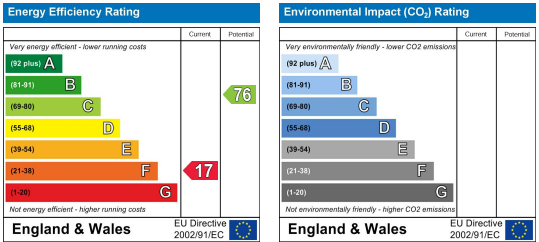
Area Map



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.