

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Acland Hall

Lady Park Avenue, Bingley, BD16 4UB

£725 Per Calendar Month



\*SOUGHT AFTER LOCATION \*FIRST FLOOR APARTMENT \*SPACIOUS LIVING ROOM  
\*SEPARATE KITCHEN \*DINING AREA \*TWO DOUBLE BEDROOMS \*MODERN BATHROOM  
\*ALLOCATED PARKING SPACE \*DEPOSIT ALTERNATIVE AVAILABLE \*EPC RATING C



- WONDERFUL VIEWS
- SOUGHT AFTER LOCATION
- FIRST FLOOR APARTMENT
- LIVING ROOM WITH DINING AREA
- SEPARATE KITCHEN
- TWO DOUBLE BEDROOMS
- THREE PIECE BATHROOM SUITE
- GAS CENTRAL HEATING
- ALLOCATED PARKING
- EPC RATING C

## Area Map



A spacious, two bedroom apartment situated within this sought after location off Lady Lane, Bingley. The property is well presented and briefly comprises: entrance hall, living room with dining area, separate kitchen, two double bedrooms and modern bathroom with three piece bathroom suite in white with shower over bath. The property benefits from gas central heating, allocated parking and a door entry system. Deposit Alternative available. EPC Rating C.

### ENTRANCE HALL 4'0" x 8'0" (1.21 x 2.44)

With grey painted walls, cream carpet, one radiator and one light point.

### LIVING ROOM 9'7" x 18'5" (2.92 x 5.61)

With cream painted walls, cream carpet, two radiators and two light points.

### KITCHEN 8'2" x 8'9" (2.48 x 2.66)

With part cream painted walls, part cream/brown/green tiled walls, wood effect kitchen units and black, marble effect worktops, new electric oven and hob, extractor fan, fridge freezer, washing machine and tumble dryer, and light point.

### MASTER BEDROOM 10'11" x 12'4" (3.33 x 3.75)

With grey painted walls, cream carpet, one radiator, and light point.

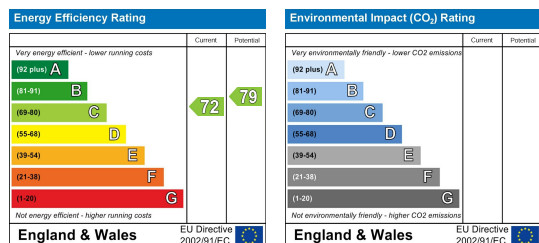
### BEDROOM 8'10" x 13'11" (2.69 x 4.23)

With grey painted walls, cream carpets, one radiator and light point.

### BATHROOM 5'5" x 8'10" (1.65 x 2.7)

With part grey painted walls, part white tiled walls, grey lino flooring, white three piece bathroom with shower over bath, radiator and light point.

## Energy Efficiency Graph



\*\*A Deposit Alternative means instead of paying a traditional five weeks security deposit (or six weeks where the annual rent exceeds £50,000), you pay a fee of one week's rent +VAT (minimum £120 + VAT) to become a member of a deposit free renting scheme which can significantly reduce the up-front costs. This fee is non-refundable and is not a Deposit. Any outstanding costs or damages will be payable by the Tenant(s) at the end of the tenancy.

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.

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