

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Sleningford Rise

Bingley, BD16 2SQ

£1,100 Per Month



\*CURRENTLY UNDER RENOVATION \*DEPOSIT ALTERNATIVE AVAILABLE \*MODERN KITCHEN DINER  
\*SPACIOUS LIVING ROOM \*THREE BEDROOMS \*MODERN BATHROOM \*DRIVEWAY & GARAGE \*FRONT  
& REAR GARDENS \*EPC RATING C



Porch 3'3" x 6'10" (0.999 x 2.098)  
With black mat flooring, frosted windows, white painted walls and light point.

Entrance Hall 13'1" x 5'7" (3.989 x 1.722)  
With grey wood effect laminate flooring, white painted walls, radiator and spotlights.

Kitchen Diner 18'10" x 9'3" (5.745 x 2.843)  
With grey wood effect laminate flooring, part white painted walls, part grey tiled walls, blue kitchen units, grey worktops, ceramic hob, oven, extractor hood, stainless steel sink with mixer tap, singe radiator, spotlight and light point.

Living Room 12'9" x 11'3" (3.905 x 3.437)  
With grey carpet, white painted walls, single radiator and light point.

Master Bedroom 13'1" x 11'7" (4.009 x 3.542)  
With grey carpet, white painted walls, fitted wardrobes, single radiator and light point.

Bedroom 9'5" x 9'6" (2.883 x 2.906)  
With grey carpet, white painted walls, fitted wardrobes, single radiator and light point.

Bedroom 8'7" x 5'6" (2.638 x 1.699)  
With grey carpet, white painted walls, single radiator and light point.

Bathroom 8'7" x 5'6" (2.638 x 1.699)  
With wood effect vinyl flooring, grey tiled walls, three piece bathroom suite in white, chrome mixer shower over bath, glass shower screen, chrome heated towel ladder, mirror fronted cabinet, extractor fan and spotlights.

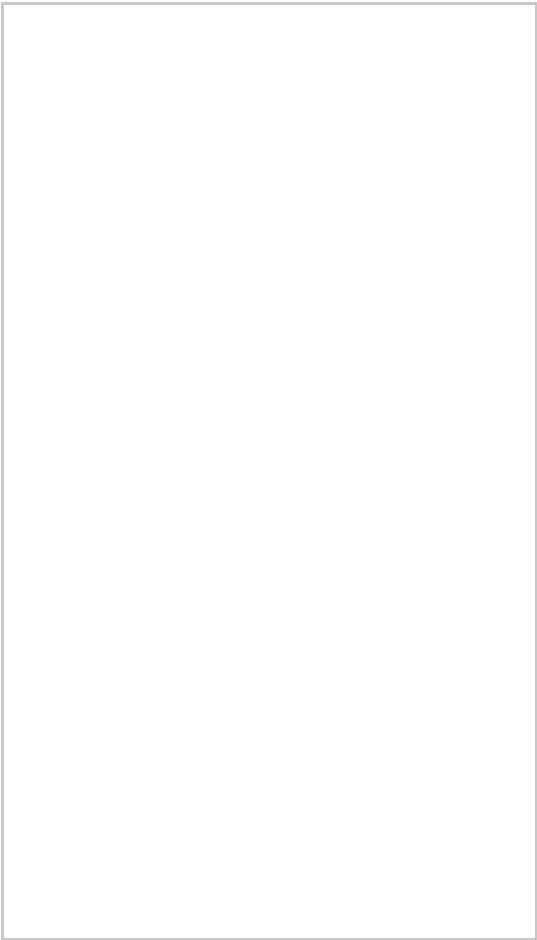
Front Garden  
With driveway leading to garage and garden area.

Rear Garden  
With grass area, decked area and patio area.

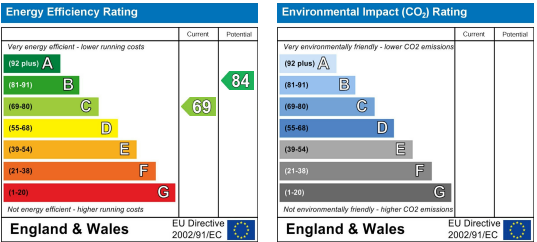
Area Map



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.