









### welcome to

## Hill End Barn Hill End Lane, Harden Bingley

A stunning, THREE BEDROOM, BARN CONVERSION, situated in the picturesque setting of Harden. Equipped with OFF STREET PARKING, a large KITCHEN DINER, MASTER SUITE with DRESSING ROOM and an EN-SUITE. The property also benefits from a LARGE GARDEN. Viewing is essential to truly appreciate this property.





This barn conversion is simply stunning, the property has been finished to a very high standard, having been meticulously planned to cater for modern life yet still packed full of character. Set in idealistic countryside, with panoramic views this really is a chance to purchase your escape to the country.

Harden has grown in popularity in recent years, as it perfectly strikes the balance between countryside living but is still near enough to local towns and has a busy village vibe. Harden is located on the hills above Bingley, it benefits from the excellent road and rail links that connect it to Bradford, Leeds and even London Kings Cross.

#### **Ground Floor Hallway**

#### **Ground Floor W.C**

#### **Dining Area**

17' 9" x 10' 10" ( 5.41m x 3.30m )

#### Kitchen

19' 4" x 13' 1" (5.89m x 3.99m)

#### **Utility Room**

11' 11" x 5' 7" ( 3.63m x 1.70m )

#### **Living Room**

16' 3" x 13' 1" ( 4.95m x 3.99m )

#### **Bedroom 1**

14' 1" x 12' 4" ( 4.29m x 3.76m )

#### **Bedroom 2**

16' 4" x 10' 11" ( 4.98m x 3.33m )

#### **Bedroom 3**

12' 7" x 12' 4" ( 3.84m x 3.76m )

#### Landing

#### Wardrobe/Office

17' x 10' 1" ( 5.18m x 3.07m )

#### **Bathroom**

7' 4" x 7' 2" ( 2.24m x 2.18m )

#### **En-Suite**

7' 2" x 3' 11" ( 2.18m x 1.19m )











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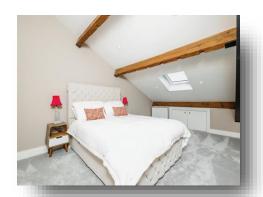
# Hill End Barn Hill End Lane, Harden Bingley

- No onward chain
- Far reaching views
- Large rear garden
- High quality finish
- Immaculate throughout

Tenure: Freehold EPC Rating: B

Council Tax Band: F

# £600,000







Please note the marker reflects the postcode not the actual property

Private Woodland

# view this property online holroydsestateagents.co.uk/Property/BNG102959



Property Ref: BNG102959 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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