



## Unity Street South

Bingley, West Yorkshire, BD16 1EP

Asking Price £210,000



An excellent opportunity for a variety of potential purchasers to acquire a superb two bedroom terrace home, which offers convenient access for local schools, amenities, transport connections and recreational facilities on the fringe of Bingley town centre.

Situated in the ever popular, Poplar House, and offering superbly proportioned accommodation over three floors, with the addition of a useful cellar and workshop. A viewing comes wholeheartedly recommended. The mature home comprises; entrance into lounge, dining kitchen with access to the rear yard and cellar, a first floor bedroom, the superb home office and modern shower room, plus a further spacious attic bedroom with ensuite shower facilities.

Poplar House is an excellent residential location, and offers convenient access for a broad range of every day amenities in Bingley. It is considered to be within comfortable commuting distance of many West and North Yorkshire business centres.



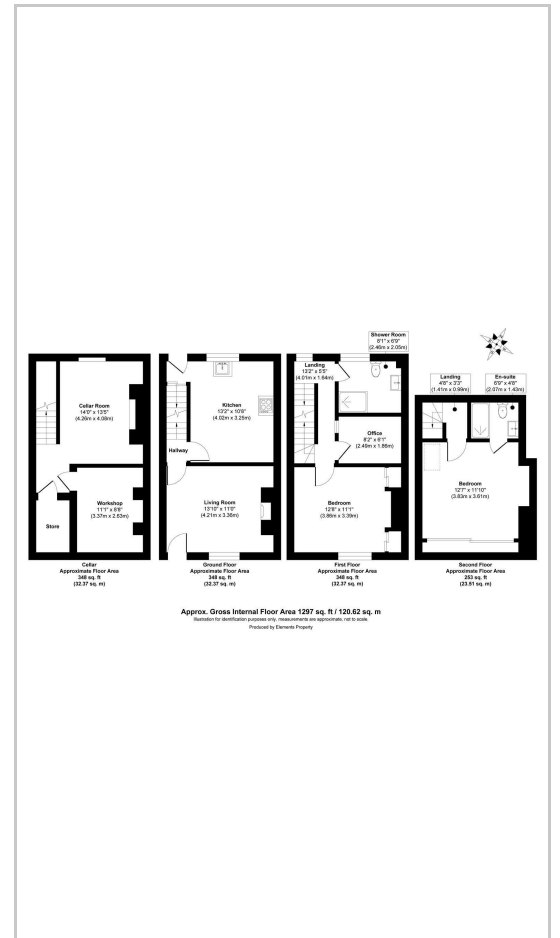
N.B.

Note: Successful buyers will be required to complete ID and anti-money laundering checks. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service £48 inc. VAT per buyer. Once this is paid to Coadjute and all checks completed, we will then be able to mark the property Sold Subject to Contract. The cost includes obtaining relevant data and any manual checks and monitoring which might be required. Hunters will receive some of the fee taken by Coadjute to compensate for its role in providing these checks.

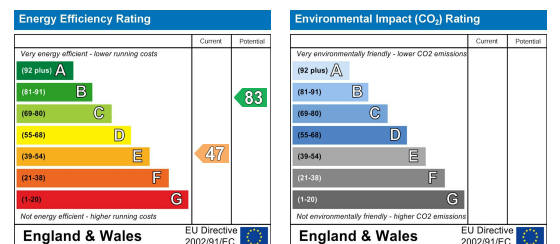
## Area Map



## 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.