

HUNTERS[®]

HERE TO GET *you* THERE



The Oval

Bingley, BD16 4RQ

Asking Price £170,000



A chain free opportunity to acquire a well presented two bedroom semi detached home, which is situated in an ever popular residential location, with convenient access to many local amenities, transport links, recreational facilities and well regarded primary and secondary schools.

The home comprises, entrance porch, lounge with electric fire, a well equipped modern breakfast kitchen, under stairs storage cupboard, two first floor double bedrooms and house bathroom with a three piece white suite. Externally are gardens to the front, fenced gardens to the rear and off street parking, and further benefiting from solar panels with a generous Feed In Tariff income of £1,400 per year until 2036.

The well established home is situated on The Oval approximately 1 mile from Bingley town centre. Bingley offers a broad range of every day amenities, large chain supermarkets and bespoke independent retailers. Bingley offers a frequent direct rail service to Leeds, Bradford and Skipton as well as a bus services to various neighbouring towns and villages.



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.

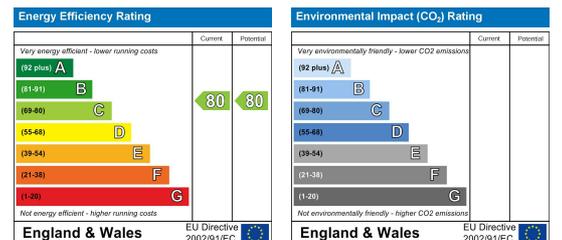
Area Map



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.

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