

# HUNTERS<sup>®</sup>

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## Stonegate

Lady Lane, Bingley, BD16 4SA

Offers Over £700,000



A superb detached residence of exceptional quality located in a highly sought after location, just off Lady Lane in Bingley. Located in a gated complex of other high calibre homes and benefiting from a superior plot, the substantial home offers the most discerning purchasers an excellent degree of versatility.

Comprising; access in to the gated courtyard, entrance into entrance hall, main lounge, dining room, a very well equipped open plan kitchen with central island and utility room off, a further sitting/family space a ground floor cloakroom, and a cinema room. To the first floor are four excellent double bedrooms all with fitted furniture, a shower room and sauna and an impressive house bathroom. The master bedrooms benefits from an en suite shower room with Jack and Jill sinks. To the second floor are two further double bedrooms, with one currently used as a home office and a further WC. Externally to the front is ample parking for several motor vehicles, while to the rear are private gardens with many mature trees and shrubs, a good size patio area and covered seating.

Bingley town centre is approximately 1 mile distant with its range of shops, amenities, recreational areas and well respected primary and secondary schools. Stonegate is regarded as one of Bingley's premier addresses, featuring many, well-established, and modern properties on the periphery of Bingley Town Centre. The locality is surrounded by scenic countryside, affording impressive views towards the upper Aire Valley. The location is considered to be within daily commuting distance of many Airedale and Wharfedale business centres.



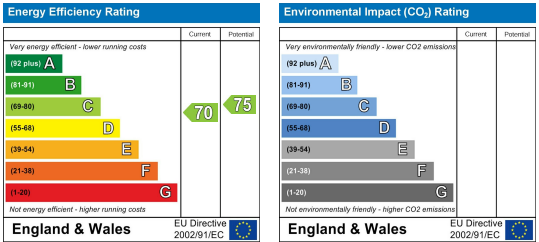
Area Map



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.