

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Oakwood Drive

Bingley, BD16 4AH

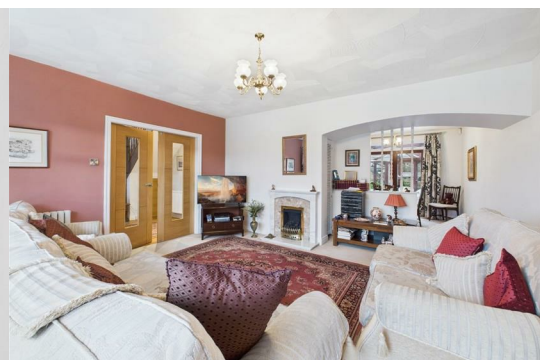
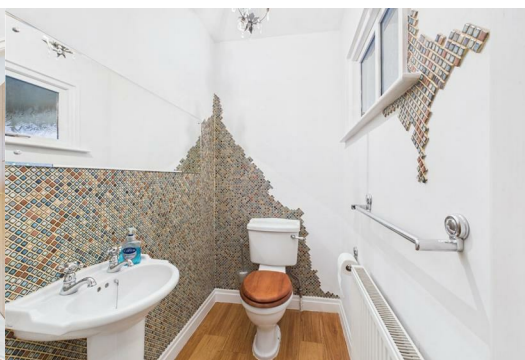
Asking Price £550,000



An excellent opportunity for a variety of potential purchasers to acquire a most impressive four bedroom detached home, which offers spacious accommodation over two floors and sits in a substantial enviable plot, enjoying views toward the neighbouring woodland to the rear. Situated centrally on this excellent residential development of other similar high caliber detached homes a viewing to appreciate this most attractive home comes highly recommended.

This immaculate family home comprises; a spacious entrance hall with cloak room/WC and under stairs storage, lounge with gas fire and access to dining room and sun room to the rear. An impressive breakfast kitchen and access to the utility room and integral garage. To the first floor are four bedrooms and a spacious modern house bathroom, the master enjoys ensuite shower facilities. The landing offers excellent eaves storage and access to a sun terrace. Externally are stunning, well maintained gardens to the front, side and rear featuring many mature trees and shrubs, well maintained lawns and a large patio area. There is ample off street parking and driveway leading to the integral double garage.

Located on the periphery of Bingley town centre, the home is ideally positioned for the commuter, with Bingley station providing frequent direct rail services to Leeds, Bradford and Skipton. Bingley town centre offers



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.

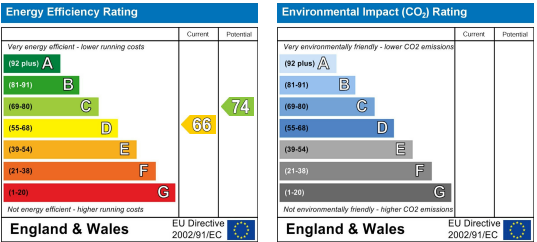
Area Map



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.