



## Sleningford Rise

Crossflatts, Bingley, BD16 2SQ

Asking Price £210,000



Prominently positioned on Sleningford Rise, Bingley, this semi-detached home offers an excellent opportunity for a variety of purchasers to acquire a home which is in need of some cosmetic enhancement.

Comprising; an entrance hall, two good size reception rooms and the kitchen to the ground floor, with three well proportioned bedrooms and the family bathroom to the first floor, ideal for families or those seeking extra space. Externally are gardens to the front, side and rear, ample off street parking and a detached garage.

Located a comfortable stroll from Crossflatts station the home offers an excellent base for the commuter, as the station provides direct rail services to Leeds, Bradford and Skipton. Its also well positioned for excellent local schools and the many village amenities in Crossflatts.



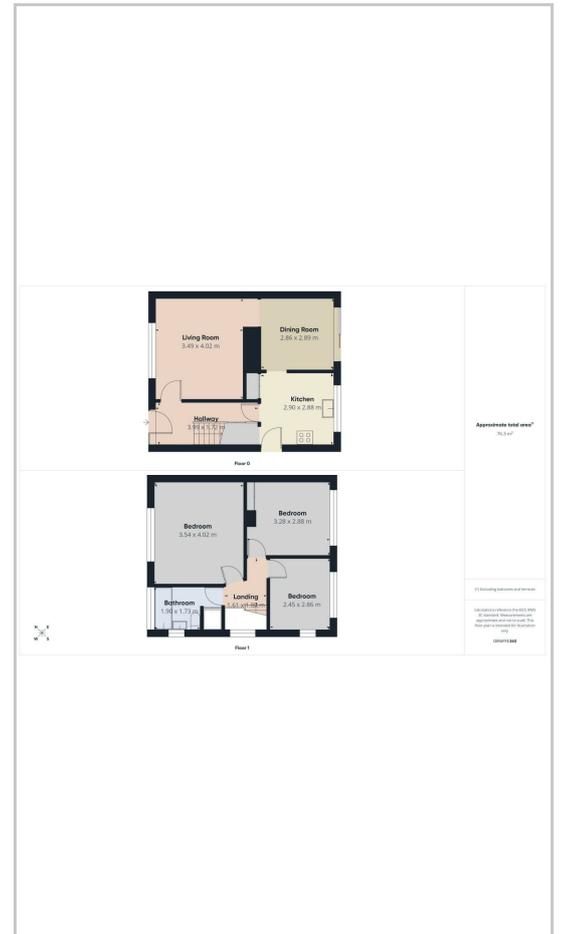
**N.B**

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.

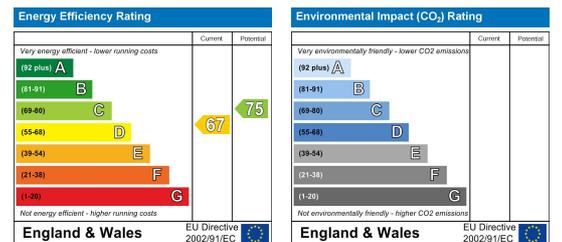
**Area Map**



**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.