

HUNTERS[®]

HERE TO GET *you* THERE



Tulyar Court

Gilstead, Bingley, BD16 3ND

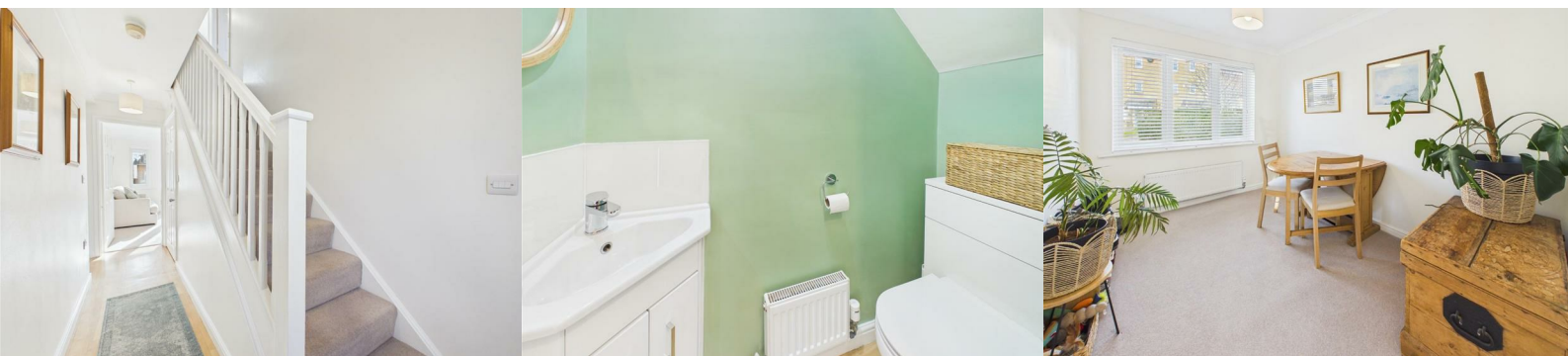
Asking Price £400,000



A beautifully appointed and immaculately presented four bedroom detached home, situated in a most popular and convenient residential location, which is well positioned for local schools, recreational facilities, transport connections and local village amenities.

The most attractive home comprises entrance hall, lounge with French doors to the garden, a dining room, and the well equipped kitchen and utility to the ground floor. To the first floor are four bedrooms with master bedroom having en suite shower facilities, and the modern house bathroom. Externally are excellent lawn gardens to the rear, with a useful outhouse, and off street parking to the front leading to a single garage and small lawn area.

Gilstead is a highly regarded village and offers excellent amenities, Bingley is approximately a mile and a half distant where there a broader range of every day amenities, larger shops and a station which provides frequent rail services to Leeds, Bradford and Skipton.



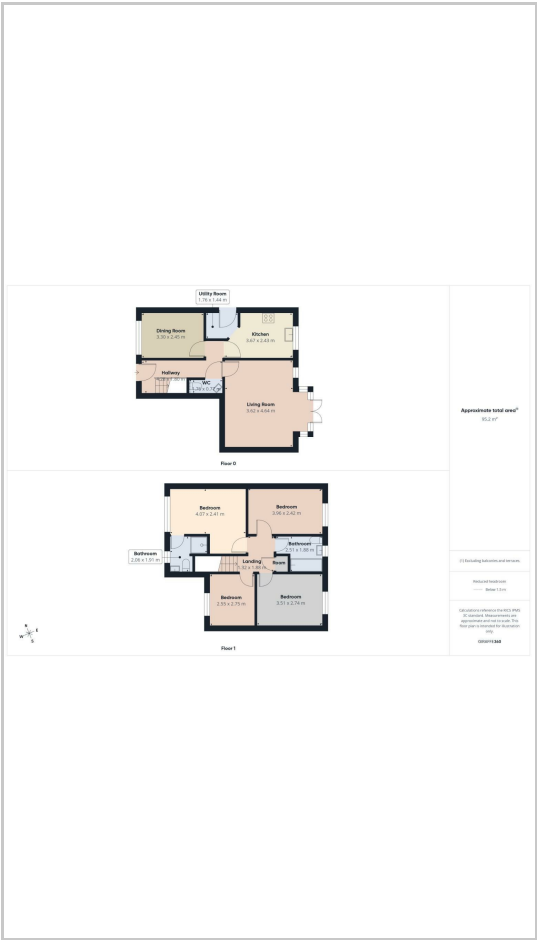
N.B.

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.

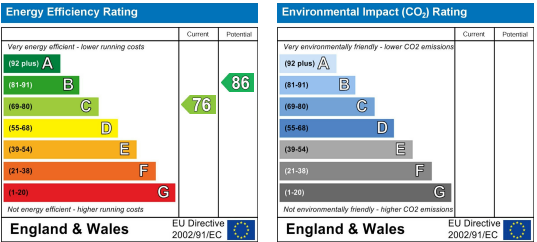
Area Map



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.