

HUNTERS[®]

HERE TO GET *you* THERE



Mill Court

Britannia Wharf, Bingley, BD16 2NN

£800 Per Calendar Month



*DEPOSIT ALTERNATIVE AVAILABLE *PART FURNISHED *OPEN PLAN LIVING AREA *MODERN KITCHEN
*TWO BEDROOMS *MODERN BATHROOM SUITE *UNDER CROFT PARKING SPACE *EPC RATING C



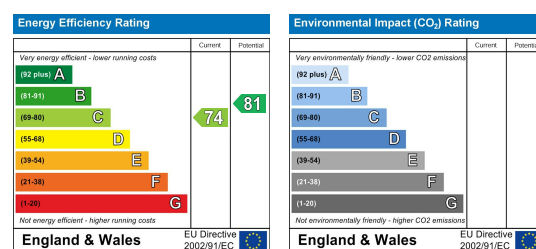
Hunters Bingley are pleased to present this third floor apartment with wonderful views over the surrounding area. The property briefly comprises: entrance hall with storage cupboard and utility room with washer/ dryer, spacious open plan living area with furnishings (2 couches, chair, coffee table, TV unit), dining area with table and chairs, modern fitted kitchen with integral appliances (oven, hob, fridge/ freezer, dishwasher), 2 double bedrooms and house bathroom with 3 piece bathroom suite in white and shower over bath. The property benefits from a door entry system and under croft parking. Within a short distance to the Leeds/ Liverpool canal, and Bingley town centre. EPC Rating C.

**A Deposit Alternative means instead of paying a traditional five weeks security deposit (or six weeks where the annual rent exceeds £50,000), you pay a fee of one week's rent +VAT (minimum £120 + VAT) to become a member of a deposit free renting scheme which can significantly reduce the up-front costs. This fee is non-refundable and is not a Deposit. Any outstanding costs or damages will be payable by the Tenant(s) at the end of the tenancy.

Area Map



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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