

# HUNTERS®

HERE TO GET *you* THERE



## 9 Merchants Court

Bingley, BD16 1DL

£625 Per Calendar Month



Hunters Bingley are pleased to present this beautifully presented two bedroom apartment in the popular complex of Merchants Court. The top floor apartment benefits from a balcony and contemporary decoration, and briefly comprises; entrance hall, open plan living area, dining area, kitchen with selected appliances, two bedrooms and house bathroom. The property is within close proximity to Bingley town centre and the train station. Furnishings available. EPC Rating B. Council tax band B.

\*This property is available with a Deposit Alternative which means that instead of paying a traditional five weeks security deposit, you pay a fee of one week's rent +VAT to become a member of a deposit free renting scheme which significantly reduces the up-front costs. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damage\*



**AVAILABLE  
DEPOSIT-FREE**



Entrance Hall 4'10" x 16'0" (1.47 x 4.87)  
With dark wood effect laminate flooring, white painting walls, two cupboards, heater, smoke alarms and three spotlights

Lounge 12'7" x 16'1" (3.83 x 4.91)  
With dark wood effect laminate flooring, white painted walls, Juliet balcony, two heaters and nine spot lights.

Kitchen 5'7" x 12'6" (1.69 x 3.82)  
With dark wood effect laminate flooring, part white painted walls, part white tiled walls, wood effect cupboards, black marble effect worktops, stainless steel sink with mixer tap, extractor fan, electric oven and hob, washer dryer, optional purchase of a fridge freezer, extractor fan and spot lights.

Bedroom 9'2" x 12'8" (2.8 x 3.87)  
With dark wood effect laminate flooring, white painted walls, wall heater and light point.

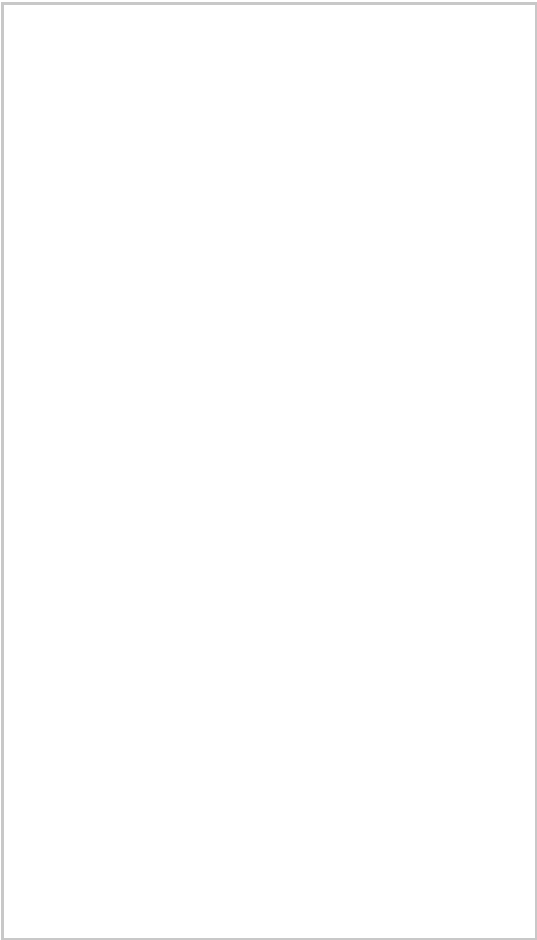
Bedroom 9'2" x 12'2" (2.8 x 3.72)  
With dark wood effect laminate flooring, white painted walls, wall heater and light point.

Bathroom 5'8" x 6'8" (1.73 x 2.09)  
With dark wood effect laminate flooring, part grey tiled walls, part white painted walls, three piece suite in white, with shower over bath, extractor fan, white towel ladder and light point.

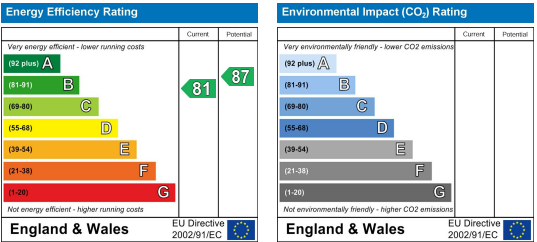
Area Map



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.