

# HUNTERS®

## EXCLUSIVE



### Ivy Barn Hill End Lane

, Bingley, BD16 1DE

**£1,500 Per Calendar Month**



Hunters Exclusive are delighted to offer for Let, this four Bedroom Character Barn Conversion located on the fringe of Harden Village boasting superb views and sitting in an exclusive development with separate garage and enclosed garden. In our opinion the property is of a high standard with quality fixtures and fittings. Briefly comprising of spacious living room, modern fitted kitchen with appliances and kitchen island, utility room, downstairs cloak room. Upstairs the property has four bedrooms, one with En-suite shower room and a family bathroom. Outside Ivy Barn has a separate garage with power and lights, enclosed rear and front garden and parking to the front of the property.. EPC rating 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\*



## Lounge 20'1" x 23'4" (6.13 x 7.12)

With white painted walls, wooden laminate flooring, large floor to ceiling windows to two sides taking in the beautiful views, wall lights and radiators.

## Kitchen 10'7" x 15'8" (3.22 x 4.78)

With part white painted walls, part white tiled walls, cream stone tiled floor, cream shaker style kitchen units, wooden work surfaces, co-ordinating kitchen island unit, burgundy range style cooker with gas hob, dishwasher, integral fridge and freezer, butler style sink and extractor fan, spot lights and radiator.

## Cloakroom 0'0" x 0'0" (0 x 0)

With part white painted walls part cream tiled walls, cream tiled floor, toilet and sink in white, light point and towel rail.

## Utility Room 0'0" x 0'0" (0 x 0)

With white painted walls, part white tiled walls, cream stone flooring, cream shaker style units and wooden work surfaces, stainless steel sink and mixer tap, plumbing for a washing machine, radiator and light point.

## Bedroom 9'5" x 19'2" (2.86 x 5.83)

With grey painted walls, cream carpet, character beams, spot lights and light point, radiator, access to en-suite shower room.

## En-Suite Shower Room

With part white walls, part white tiled walls, wooden flooring, walk-in shower, sink and toilet in white, chrome towel ladder and light point.

## Bedroom 10'7" x 14'5" (3.23 x 4.4)

With cream painted walls, cream carpet, radiator and light point.

## Bedroom 8'6" x 10'10" (2.6 x 3.29)

With cream painted walls, cream carpet, radiator and light point.

## Bedroom 8'6" x 10'7" (2.6 x 3.23)

With cream painted walls, cream carpet, radiator and light point.

## Bathroom

With white tiled walls, grey patterned tiled floor, white claw foot bath, shower over bath, toilet and sink in white, towel ladder in chrome and spot lights.

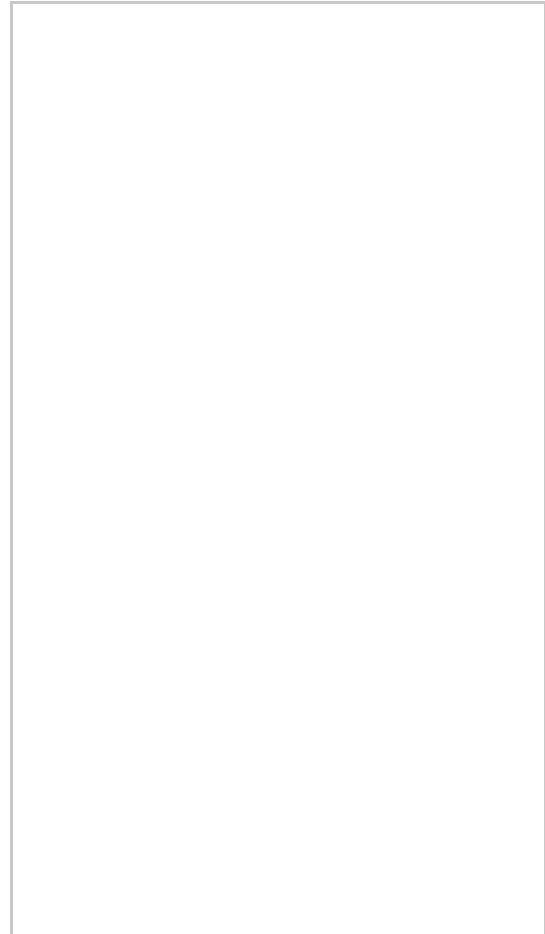
## Garage

Separate garage with lighting and power.

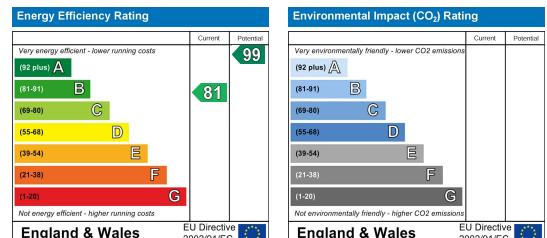
## Area Map



## 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.