



Ryshworth Crescent, , Bingley, BD16 2EJ

- Superb Family Property
- Good Size Gardens
- Excellent Opportunity
- 4 Bedrooms
- Double Garage
- Viewing a Must

Asking Price £350,000



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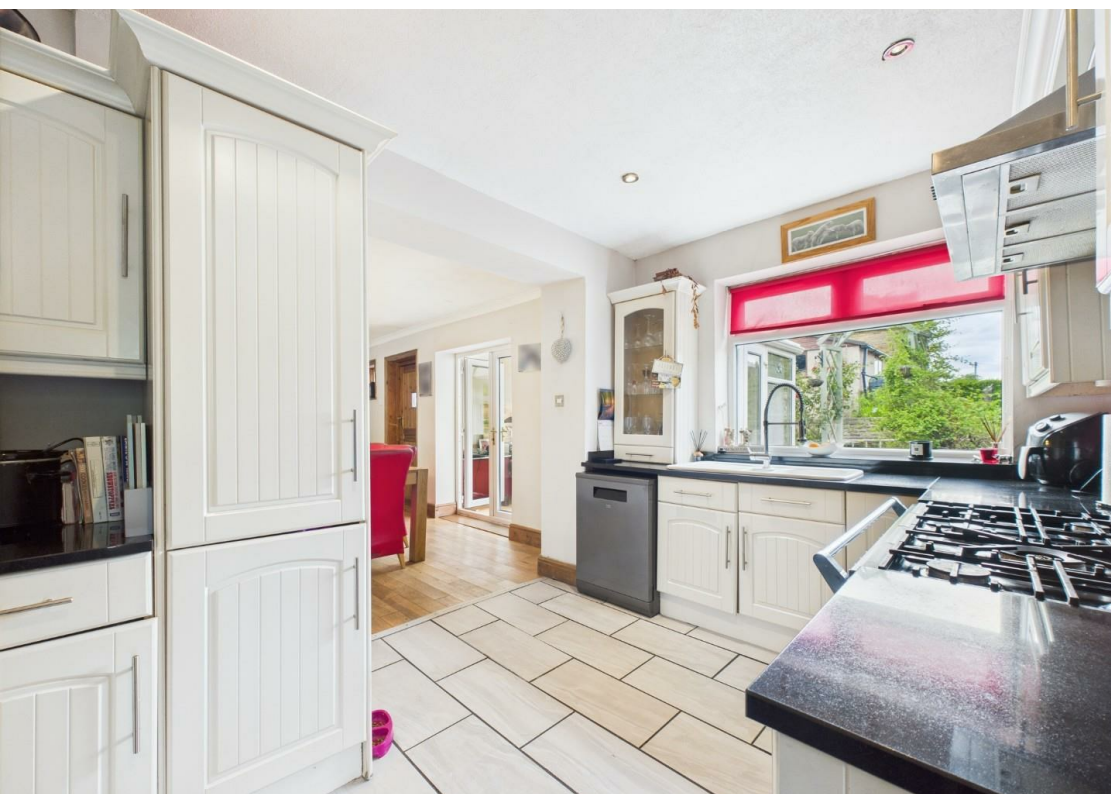
DESCRIPTION

A superb opportunity to acquire a spacious four-bedroom home with an additional attic room accessed via a paddle staircase, offering versatile accommodation set across three floors. This characterful property boasts impressive gardens to the front, side, and rear, offering potential for further development or even the addition of a separate dwelling, subject to the necessary planning permissions. Perfectly suited to a range of potential buyers, this excellent family home warrants early viewing to fully appreciate its space and potential.

The accommodation briefly comprises an entrance vestibule leading into a welcoming lounge, a separate dining room, a well-appointed kitchen, utility room, sunroom, ground floor W/C, and a versatile ground floor bedroom or study. To the first floor are three generously proportioned bedrooms, including a master bedroom with en-suite and dressing room facilities, as well as a contemporary house bathroom. A further attic conversion, accessed via a paddle staircase, offers a fantastic occasional bedroom or playroom.

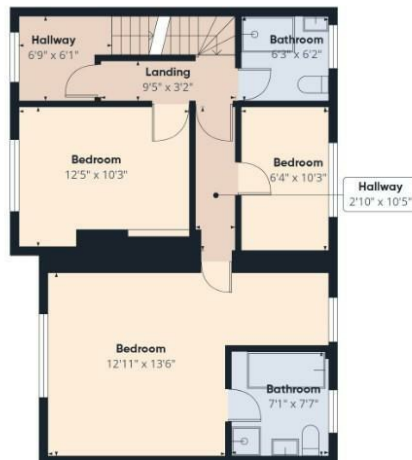
Externally, the property features extensive gardens, ample parking, and a double garage. Located in the highly sought-after village of Crossflatts, residents benefit from a well-regarded primary school and a railway station with direct links to Leeds, Bradford, and Skipton. The area is rich in amenities and recreational opportunities, including popular canal-side walks towards the renowned Five Rise Locks.



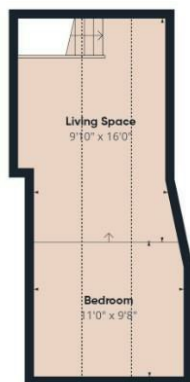




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1654 ft²

Reduced headroom

162 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

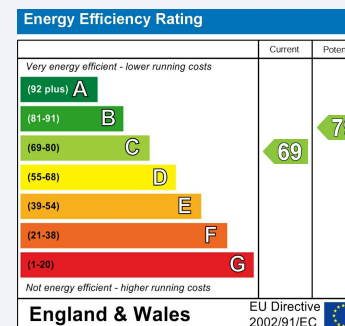
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

Viewings

Please contact bingley@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.