



## Crowther Fold, Harden, Bingley, BD16 1JY

- Grade Two Listed Farm House
- Impressive Family Home
- Excellent Village Location
- Two Reception Rooms
- EPC Exempt
- Large Double Garage Available
- Envious Plot
- Modern Convenience with Traditional Features
- Well Positioned for Amenities
- Council Tax Band D

**Asking Price £455,000**



# Crowther Fold, Harden, Bingley, BD16 1JY

## DESCRIPTION

An excellent opportunity to acquire an impressive grade two listed farm house, being one of just two properties in a gated private setting on the periphery of Harden Village.

Crowther Fold is an attractive family home with elevated southerly facing panoramic views on the edge of the village. It offers impressive accommodation over two floors with the addition of a versatile external outhouse.

The mature home comprises an open plan kitchen/dining room with integral appliances including fridge, freezer, washing machine, drier, dishwasher and useful under stairs and additional storage.

The lounge with a front entrance door has a stone fireplace surround, a multi fuel burner, beamed ceiling and mullioned windows. There is an additional spacious family room with a side splayed bay window. To the first floor are three large double bedrooms and a single bedroom all with built in wardrobes and an excellent house bathroom. Externally are superb mature gardens to the rear and in addition to the garage, off street parking for vehicles to the front. There is a detached outbuilding currently used as a utility/laundry room with a shower room and WC offering versatility. The property is offered with gas fire central heating and all windows are double glazed.

A large double garage with electricity and loft storage is available under separate negotiation.

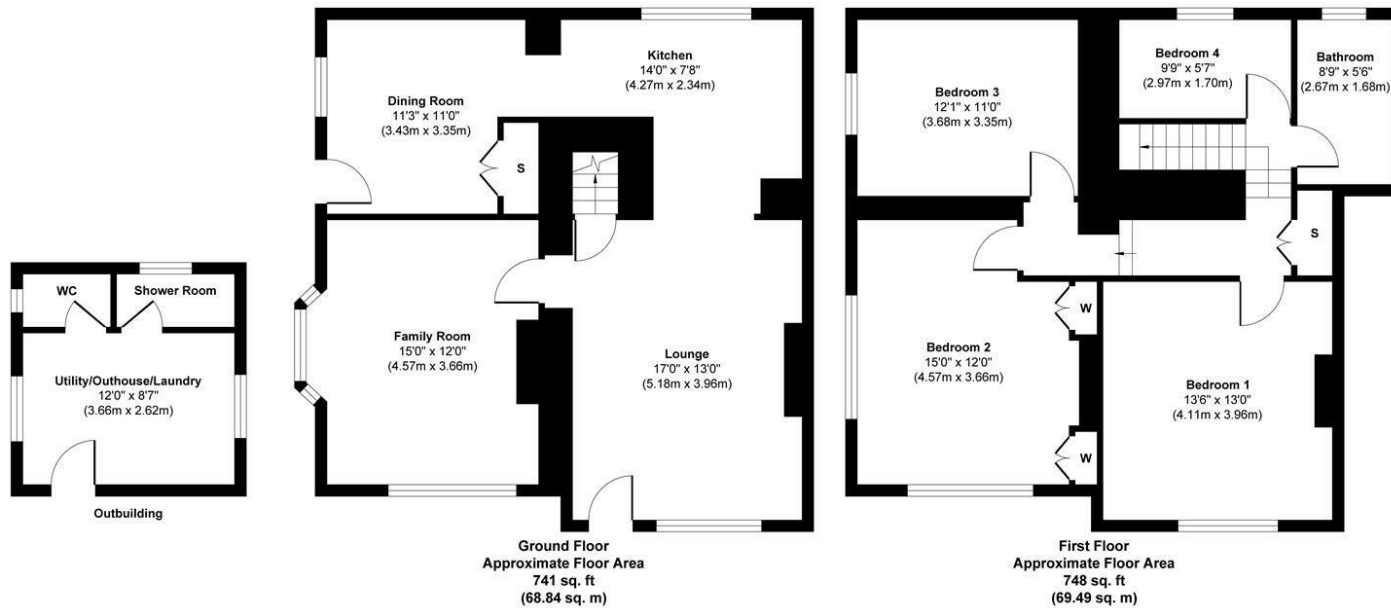
Harden is a superb village and offers excellent village amenities, shops, local butchers, public houses and a well respected primary school. Harden also provides frequent bus services to neighbouring towns and villages.





## 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.



### Viewings

Please contact [bingley@hunters.com](mailto: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.

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.