



## Hazelmere Avenue, , Bingley, West Yorkshire, BD16 1LY

- Two Bedrooms
- Gardens, Parking and Garage to Rear
- Will Likely Appeal to a Variety of Buyers
- Nearby Beckfoot School and Myrtle Park
- EPC Rating D
- Semi Detached Home
- Well Positioned for Amenities
- Gas Central Heating
- Viewing Essential
- Council Tax Band B

**Offers In The Region Of £209,995**



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## DESCRIPTION

A superb opportunity to acquire a superb two bedroom semi detached home, in a highly sought after residential location, close to Bingley town centre and its amenities.

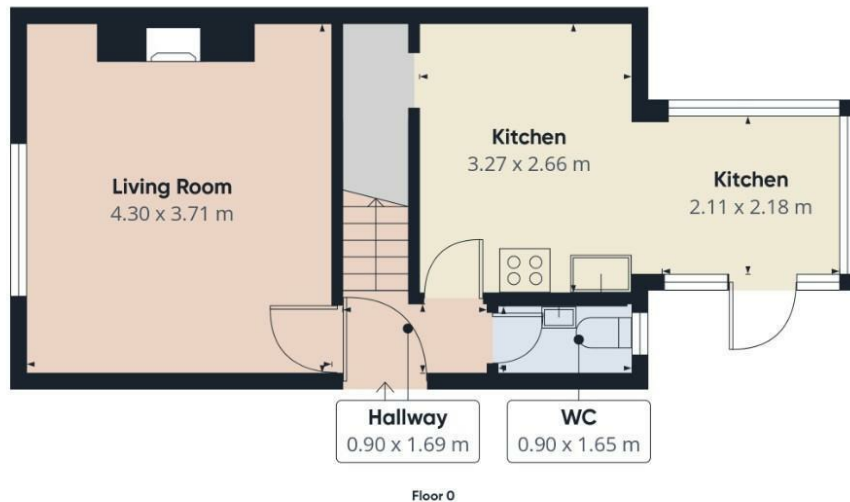
The mature home has been extended and has a good size rear garden offering an excellent level of flexibility and versatility, as well as a garage and parking.

Comprising; lounge, kitchen with conservatory/breakfast room leading to the rear garden to the ground floor. To the first floor are two bedrooms and house bathroom. Externally are gardens to the front and rear.

Located a short distance from Bingley town centre the property offers an excellent base for the commuter, and is well positioned for well regarded local primary and secondary schools as well as many other recreational facilities in and around Bingley.







Approximate total area<sup>(1)</sup>  
64.8 m<sup>2</sup>

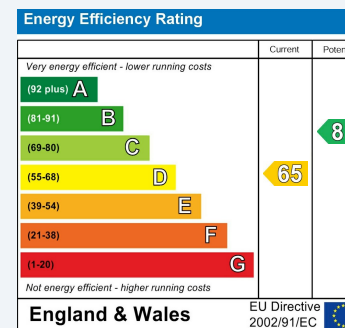
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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](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.