



Crowther Fold, Harden, Bingley, BD16 1JY

- Grade II Listed Farmhouse
- Two Cottages With Seven Bedrooms
- Options on Purchase
- Viewing Essential
- Council Tax Band D
- Excellent Location
- Flexible Layout
- Well Positioned for Amenities
- Parking and Gardens
- EPC Exempt

Asking Price £795,000



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DESCRIPTION

A rare and unique opportunity to acquire a sizeable plot with two stone Grade II listed cottages dating back to the 1700's which started out formerly as three cottages.

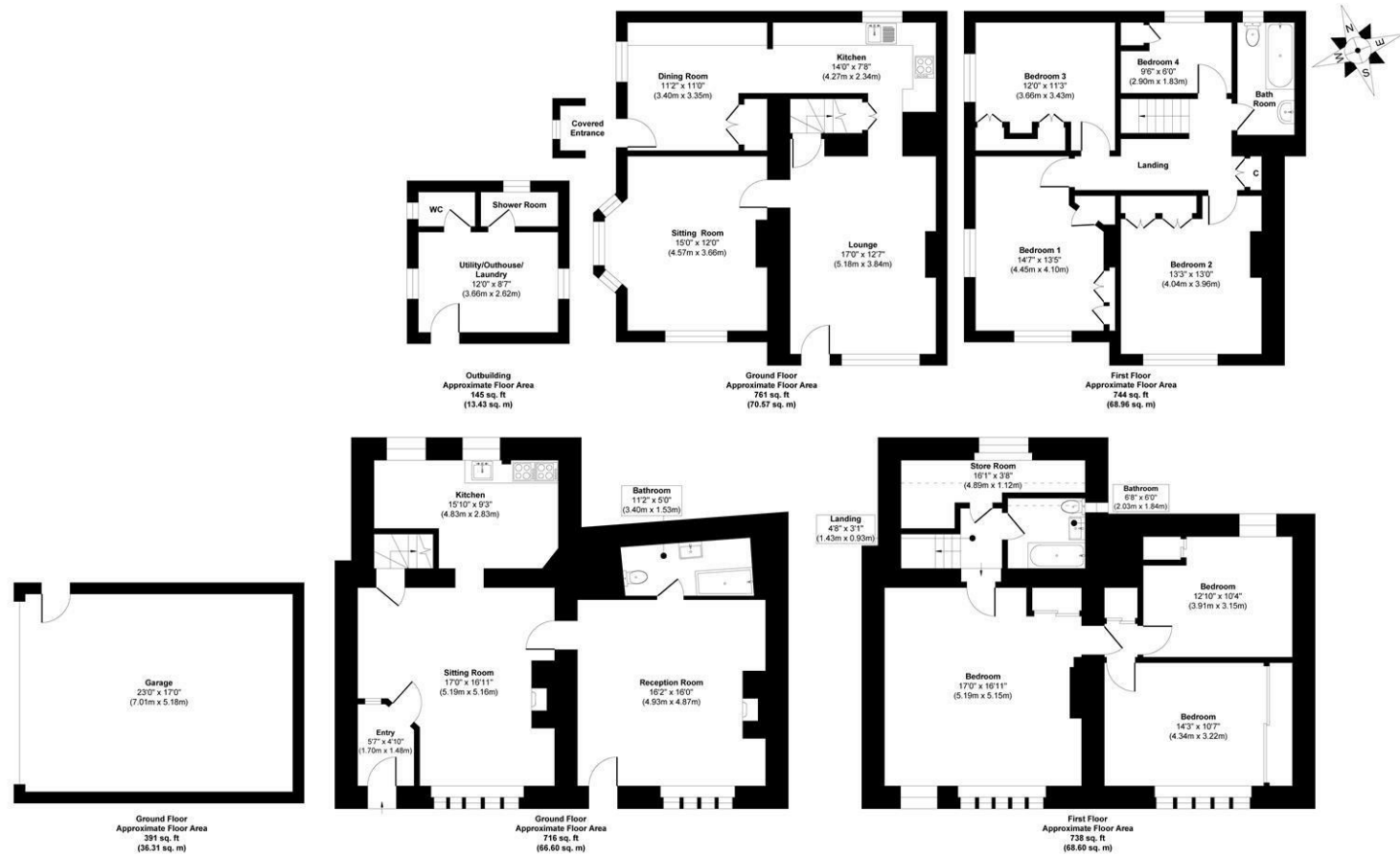
2 Crowther Fold comprises; side entrance into dining room, country kitchen, lounge with feature solid fuel burner, and a spacious family room to the ground floor. To the first floor are four bedrooms, and house bathroom. Externally are superb gardens which extend to approximately two thirds of an acre to the rear, and off street parking for two vehicles to the front. This remains a flexible arrangement and can be shared/divided as per any purchasers request.

3 Crowther Fold offers a fantastic development opportunity, and comprises entrance porch, a lounge, a kitchen and a further spacious reception room with a ground floor bathroom. To the first floor are three bedrooms with bedrooms 2 and 3 accessed via bedroom one, and the house bathroom.

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.







Approx. Gross Internal Floor Area 3495 sq. ft / 324.47 sq. m (Including Outbuilding & Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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.

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.