

# HUNTERS<sup>®</sup>

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## Myrtle Avenue

Bingley, West Yorkshire, BD16 1EW

Asking Price £239,950



A beautifully appointed four bedroom family home which enjoys spacious and flexible accommodation over three floors in a highly sought after residential location, close to Bingley town centre, its amenities and transport connections.

The mature home which had herringbone LVT to the entire ground floor installed in 2025 comprises entrance into lounge, a well equipped Wren kitchen with a boiling water tap installed in 2025, with access to the rear yard, two first floor bedrooms, house bathroom, and two further attic bedrooms. The property further benefits from gas central heating with a new boiler installed in 2025, and double glazing including velux and doors in 2022.

Well positioned in Poplar House with convenient access to well regarded primary and secondary schools, Myrtle Park and within comfortable strolling distance of Bingley town centre a viewing to a most attractive mature home does indeed come highly recommended.



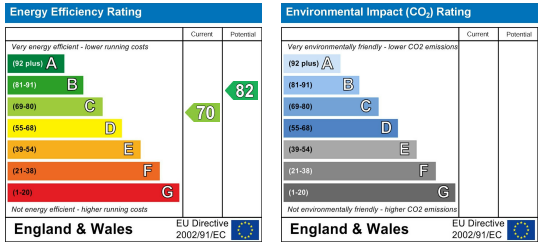
# Area Map



# 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.