

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Harris Street

Bingley, West Yorkshire, BD16 1AE

Asking Price £169,995



A chain free three bedroom terrace home, which offers a good degree of versatility and flexibility over three floors located in a convenient position on the fringe of Bingley town centre.

The mature home comprises; entrance into lounge, a lower ground floor kitchen with rear garden access. The first floor offers two bedrooms and the house shower room and there is an excellent double attic bedroom. Externally to the front is permit parking.

The home is situated on Harris Street a short distance from Bingley town centre, Bingley offers a good array of everyday amenities, include small shops and larger supermarkets. Bingley provides direct rail access to Leeds, Bradford and Skipton



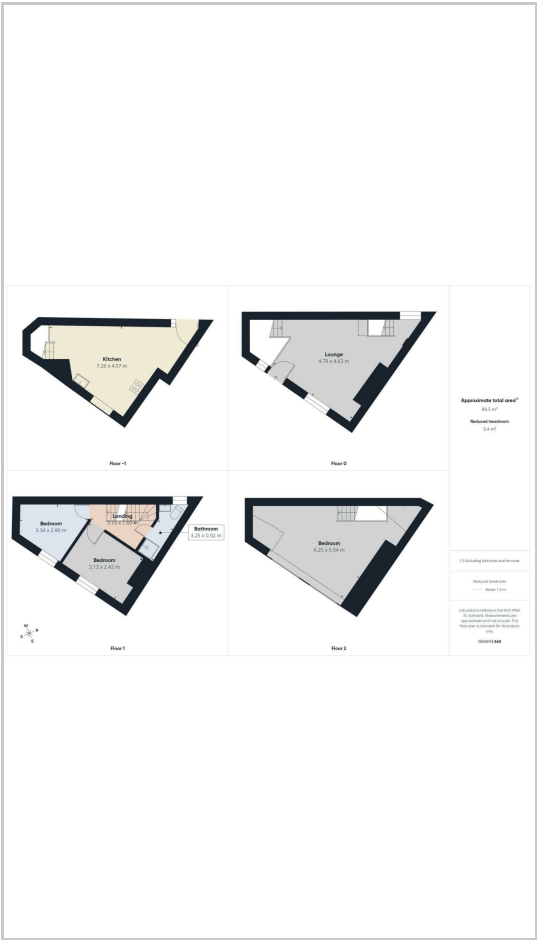
N.B.

Note: Successful buyers will be required to complete ID and anti-money laundering checks. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service £48 inc. VAT per buyer. Once this is paid to Coadjute and all checks completed, we will then be able to mark the property Sold Subject to Contract. The cost includes obtaining relevant data and any manual checks and monitoring which might be required. Hunters will receive some of the fee taken by Coadjute to compensate for its role in providing these checks.

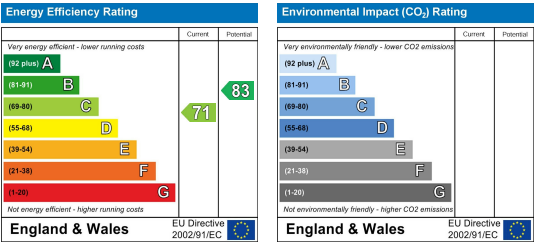
Area Map



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.