

# HUNTERS®

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## Lady Park Avenue

Bingley, Bradford, BD16 4UB

Asking Price £230,000



A beautifully appointed three bedroom apartment, situated in a most desirable residential location, on the fringe of Bingley town centre.

Enhanced by the current vendor to a very exacting standard, a viewing does indeed come highly recommended. Enjoying an elevated position with a superb outlook towards the Aire valley the beautifully proportioned home comprises; secure communal entry, stairs or lift to the first floor, dining hall, a comprehensively equipped kitchen, a spacious dual aspect lounge with feature fire place, three double bedrooms with the master enjoying contemporary en suite shower facilities and a modern house bathroom. Externally is a allocated parking space and beautifully tended communal gardens.

Bingley town centre is a short drive away and offers many amenities including large supermarkets and a good number of bars and restaurants. There is a station from which there is frequent and direct rail access to Leeds, Bradford and Skipton. Bingley is considered to be within in comfortable commuting distance of many West Yorkshire business centres.

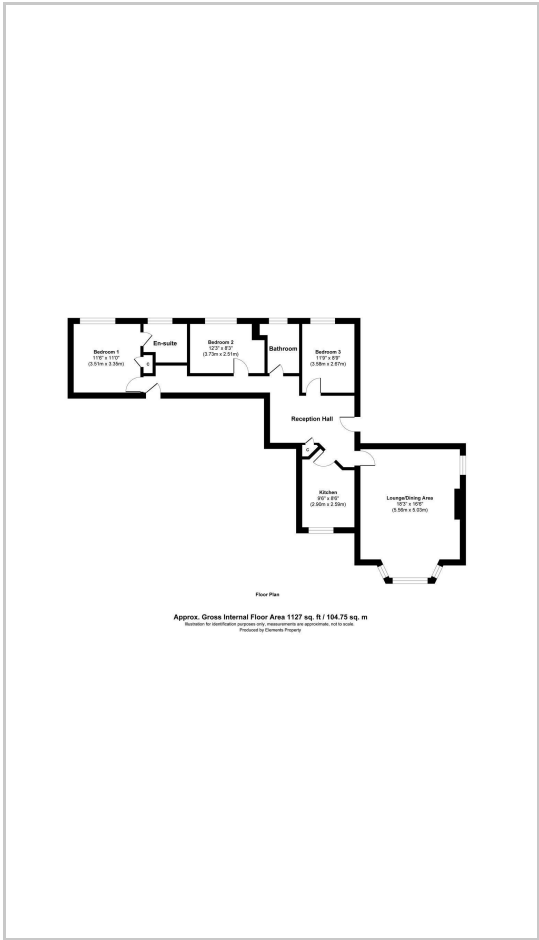
Agents Notes



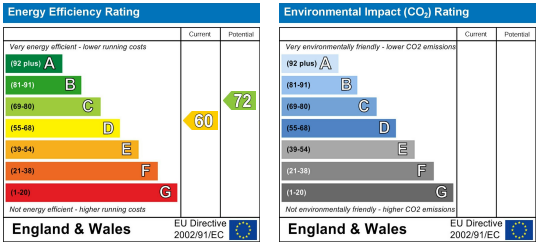
Area Map



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.