

HUNTERS®

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Highfell Grove

Harden, Harden, BD16 1FP

Asking Price £275,000



Nestled in the charming and sought after area of Highfell Grove, Harden, this beautifully appointed and enhanced modern end terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

The home, which offers any would be purchaser a high degree of versatility and flexibility must be viewed to be fully appreciated and comprises entrance hall with WC, open plan living, dining kitchen with integrated appliances and upgraded premium quartz surfaces. The property, which was built in 2019/2020, also boasts high quality Karndean flooring which has a lifetime guarantee. French doors give access to the tiered rear garden which has been upgraded by the current vendor with additional decking and patio areas. To the first floor are two double bedrooms and the contemporary house bathroom. Additionally, there are bespoke wooden blinds to all living areas within the property. Externally there are security cameras giving the added benefit of peace of mind, and a driveway providing two off street parking spaces.

The location itself is a significant draw, with the peaceful surroundings of Harden offering a sense of community while still being within easy reach of local amenities and transport links. There is a local butchers, post office and a village primary school, all within a couple of minutes' walk from the property, transport links to neighbouring towns and villages and many recreational facilities. Bingley is an approximate five minute drive,



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.

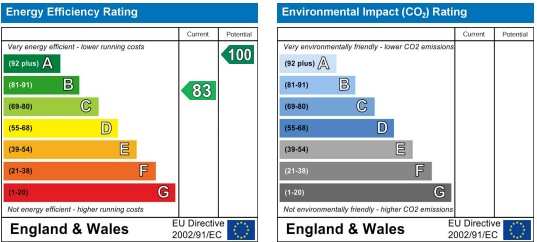
Area Map



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.