



Micklethwaite Lane, Crossflatts, Bingley, West Yorkshire, BD16

- Planned Over 3 Floors
- 4 Bedrooms
- Superb Location Close to Canal Side Walks
- Family Home
- Driveway parking & Integral garage
- Close to Local Amenities

Asking Price £310,000



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DESCRIPTION

This beautifully presented modern semi-detached townhouse is delightfully located in a highly sought-after residential area, just a short distance from Bingley town centre. The area offers a wide range of amenities, including shops, bars, restaurants, and a theatre, as well as being within the catchment for excellent local schools—making it ideal for families.

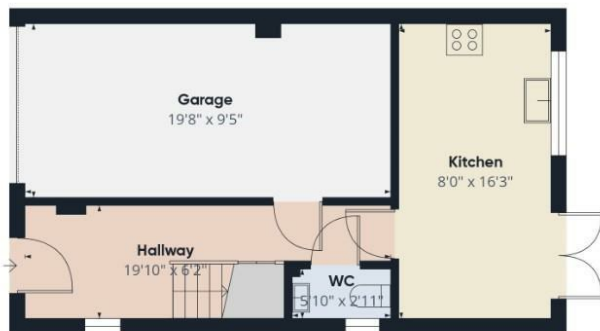
Bingley train station is close by, providing direct services to Leeds and access to the wider rail network, which is perfect for commuters.

The property offers spacious and versatile living accommodation arranged over three floors. On the ground floor, there is an entrance hall and integral garage, a guest WC, and a stylish dining kitchen ideal for both everyday living and entertaining. The first floor features a generously sized lounge with a Juliette balcony that allows in plenty of natural light, along with a fourth bedroom which could also serve as a home office or playroom. The second floor comprises three further well-proportioned bedrooms and a contemporary family bathroom.

Combining modern style with practical family living in a prime location, this lovely home has much to offer. Early viewing is strongly recommended to fully appreciate the space and quality on offer.



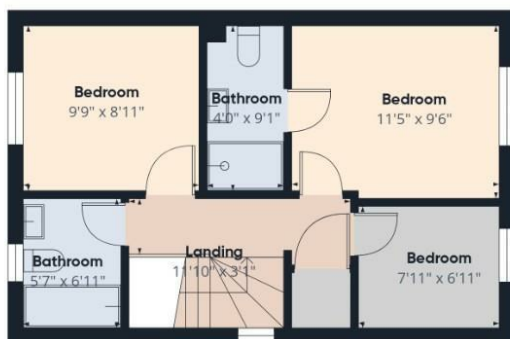




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
1205 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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.