

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Merchants Court

Leonard Street, Bingley, BD16 1DL

Price £100,000



A second floor apartment situated within this popular development at Merchants Court, within close proximity to local amenities, Bingley town centre and transport links. The property briefly comprises: entrance hall, open plan living area, modern fitted kitchen with appliances, two double bedrooms and bathroom with three piece bathroom suite in white and shower over bath. The property benefits from an intercom entry system and allocated parking. Sorry no pets, no smokers and no benefits. EPC Rating D.



N.B.

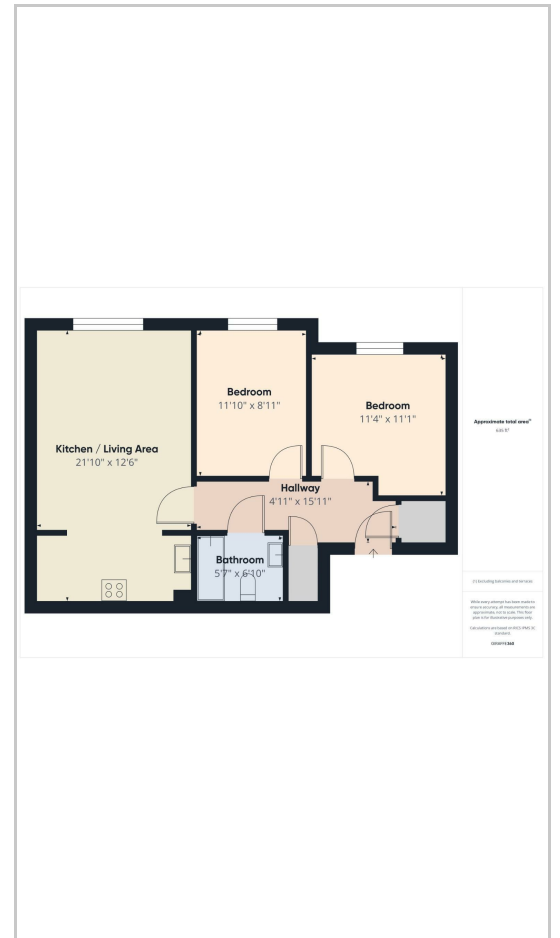
Note: Successful buyers will be required to complete ID and anti-money laundering checks. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service £48 inc. VAT per buyer. You'll need to pay this to Coadjute and complete all checks before we can mark the property as SSTC. 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.

This property is currently tenanted until the 01/04/2026

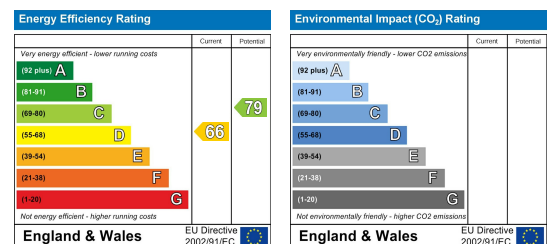
## Area Map



## 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.