

HUNTERS[®]

HERE TO GET *you* THERE



Queens Road

Crossflatts, Bingley, BD16 2HA

Asking Price £170,000



A superb opportunity to acquire a mature home which offers excellent accommodation over two floors, and boasting impressive gardens to the front and rear. Appealing to a variety of potential purchasers a viewing to this very well presented home does indeed come wholeheartedly recommended.

Comprising; entrance into kitchen, and lounge with French doors to the rear garden to the ground floor. whilst to the first floor are two double bedrooms and modern house bathroom. The property enjoys an excellent cul de sac position and offers and any would be purchasers a good degree of flexibility and versatility.

Crossflatts is a superb residential village and offers many village amenities, it has a well respected primary school and a railway station which provides direct access to Leeds, Bradford and Skipton. Crossflatts and the surrounding areas offer convenient access to many recreational facilities, sports clubs and walks which prove popular for dog walks along the canal tow path toward the world famous five rise locks.



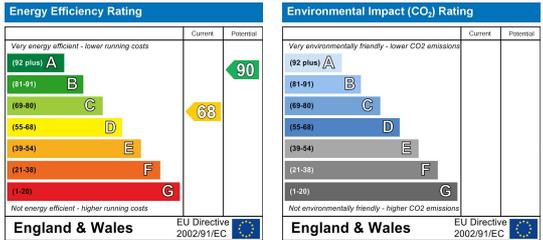
Area Map



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.