



## North Bank Road, Bingley

- Flexible Family Home
- Extensive Gardens to Rear
- Envious Plot
- Exceptionally Popular Location
- Off Street Parking
- Three Bedrooms
- Summer Houses
- Viewing Essential
- Chain Free
- Council Tax Band E

**£425,000**

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# North Bank Road, Bingley

## DESCRIPTION

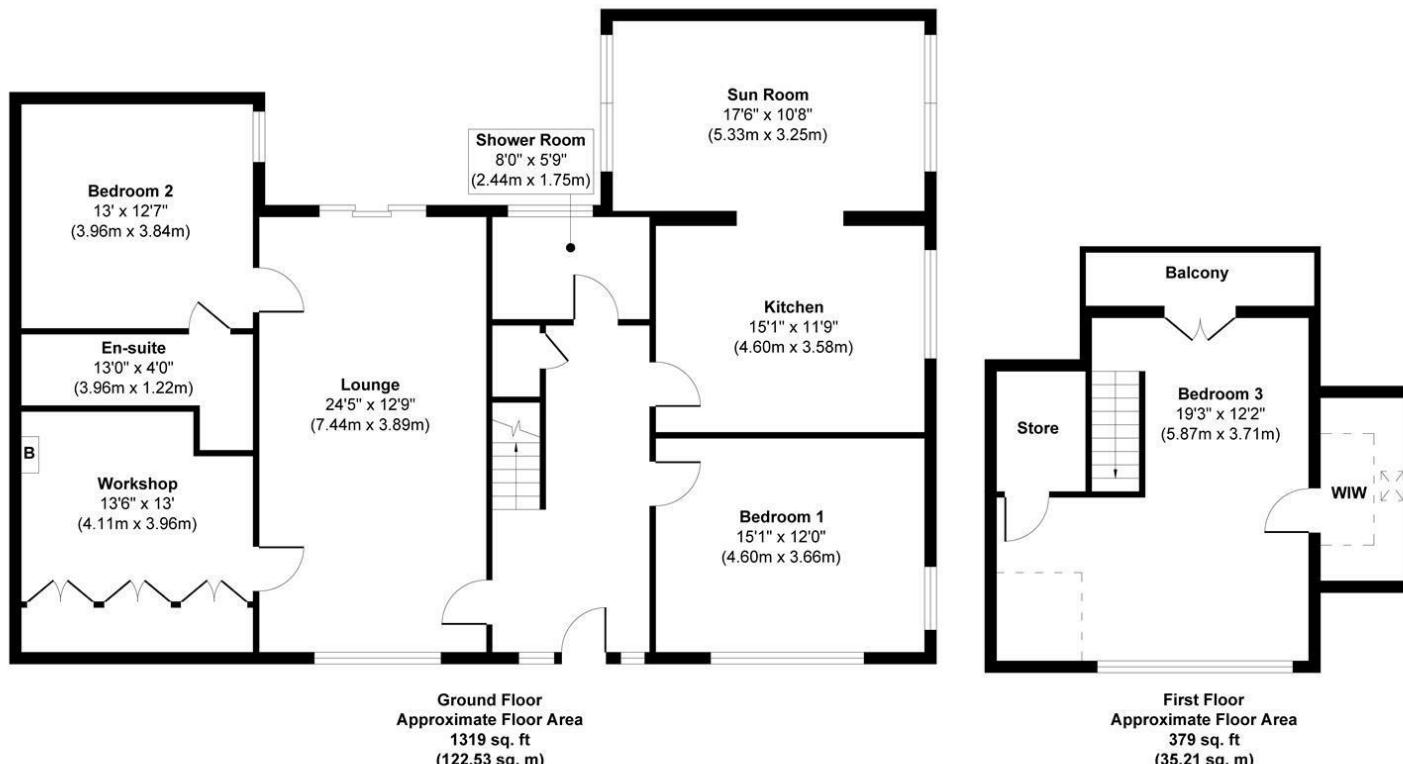
Offered to the market with no onward chain is an immaculately appointed and beautifully presented three bedroom detached residence in a superb residential location. The magnificent home is enhanced by a superior plot, extensive mature gardens, summer houses, off street parking and panoramic views toward the Aire Valley.

The main property comprises; a light and spacious entrance hall, family lounge, an impressive open plan kitchen into the sun room, two ground floor double bedrooms one with contemporary en suite facilities, a ground floor shower room and a workshop which has been converted from the garage. The garage door remains and offers the flexibility to convert easily back to a parking garage. To the first floor is a further double bedroom with a walk in wardrobe another storage cupboard and a balcony which takes full advantage of the views of the impressive gardens to the rear. Externally the gardens are split level and form distinct and separate zones, with a garden room and summer house which could be used as home office space, gym or indeed just for relaxing and enjoying the gardens and views. To the front is off street parking for several motor vehicles and a low maintenance lawn with hedge boundaries.

The property sits on a superb street of high calibre homes, approximately 2 and a half miles from Bingley town centre. Bingley offers many everyday amenities including large shops, primary and secondary schools and a direct rail connection with Leeds, Bradford and Skipton.







## Viewing

Please contact our Hunters Bingley Sales Office on 01274 511 509 if you wish to arrange a viewing appointment for this property or require further information.

119 Main Street, Bingley, BD16 2HT

Tel: 01274 511 509 Email:

[bingley@hunters.com](mailto:bingley@hunters.com) <https://www.hunters.com>



## 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	85	
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(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.

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