



## Micklethwaite Lane

Bingley, BD16 3HP

Asking Price £289,500



A chain free opportunity to acquire to a three bedroom townhouse which is located in a delightful position, and provides convenient access for many amenities, local primary and secondary schools and transport connections.

The well presented home, which should be viewed to be fully appreciated comprises; an entrance hall, a cloakroom/WC, a spacious lounge with views towards the neighbouring agricultural land and a well equipped dining kitchen, with under stairs storage, and French door access to the rear garden. To the first floor are three bedrooms, with bedroom one offering en suite shower facilities, and a modern house bathroom. Externally is a low maintenance garden to the rear, and two allocated parking spaces.

We have been informed by the vendor there is a yearly charge of £292 for the upkeep of the attractive communal areas.



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.

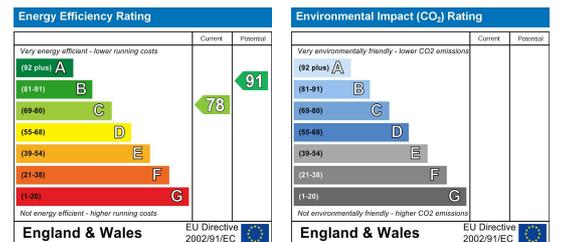
## Area Map



## 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.

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