



## Myrtle Avenue, , Bingley, West Yorkshire, BD16 1EW

- No Chain
- Permit Parking
- Well Positioned for Schools
- Substantial Family Home
- Council Tax Band B
- Four Bedroom Terrace
- Excellent Residential Location
- In Need of Some Cosmetic Improvement
- Viewing Essential
- EPC Rating D

**Asking Price £179,000**





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## DESCRIPTION

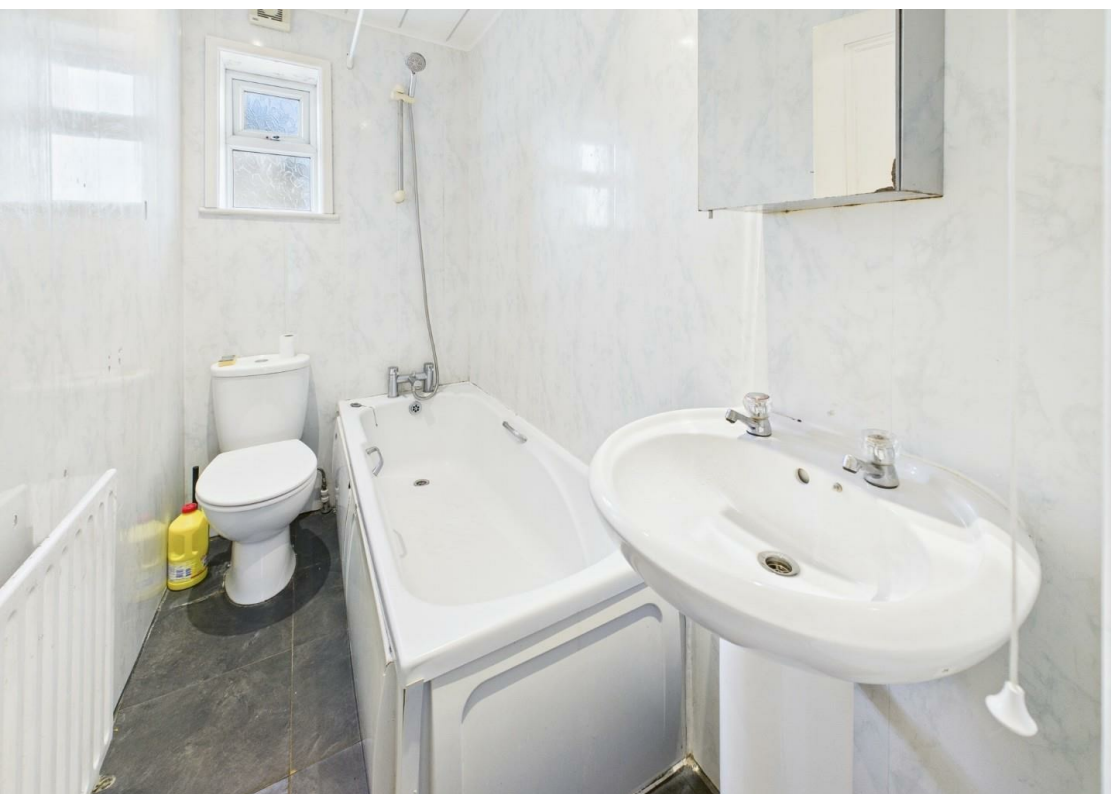
A chain free opportunity to a mature home which is in need of some cosmetic improvement and repair. Likely appealing to a variety of potential purchasers a viewing to this mature home does come highly recommended.

Situated in the ever popular, Poplar House, and offering superbly proportioned accommodation over three floors, a viewing does indeed come wholeheartedly recommended. The mature home comprises; entrance into lounge, dining kitchen with access to the rear yard, two first floor bedrooms, house bathroom and two further attic bedrooms.

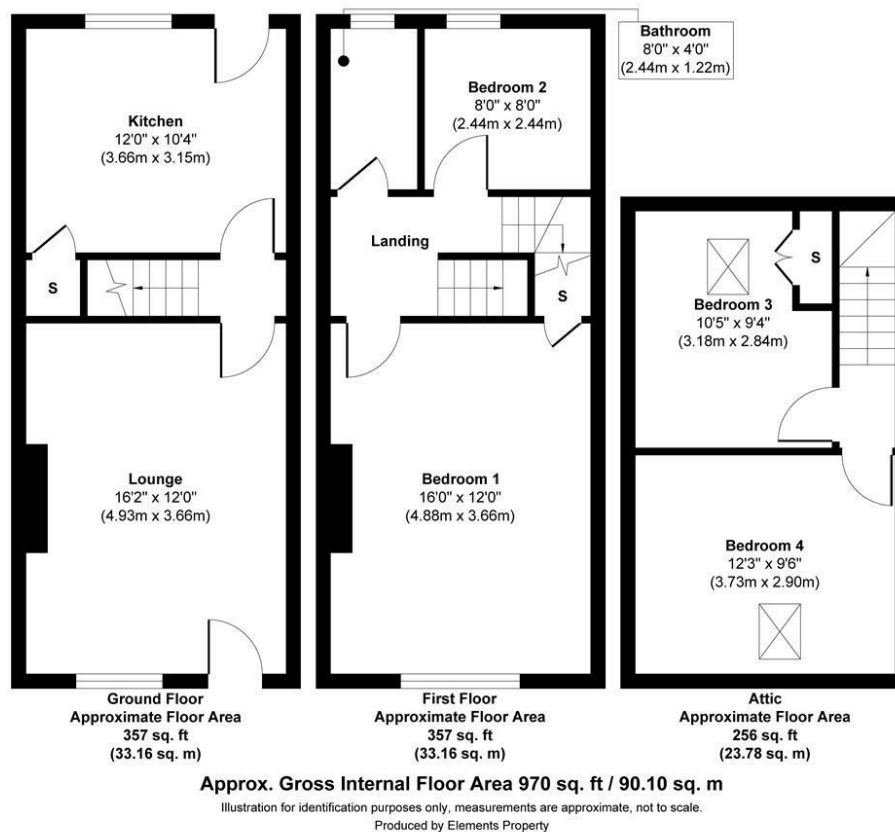
Poplar House is a most convenient residential location, and offers convenient access to a broad range of every day amenities in Bingley. It is considered to be within comfortable commuting distance of many West and North Yorkshire business centres.











### Viewings

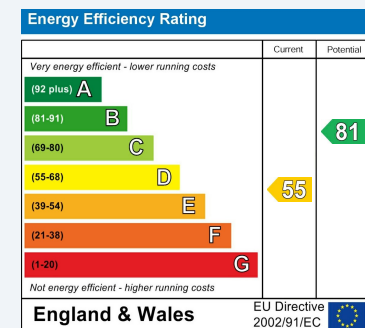
Please contact [bingley@hunters.com](mailto:bingley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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.