

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## High Fold

East Morton, Keighley, BD20 5TH

Asking Price £195,000



A beautifully appointed cottage, which occupies a discreet position in the heart of the village, which is ideally positioned for the amenities and recreational facilities, should be viewed to be fully appreciated.

The mature home, which blends traditional features with superb contemporary styling comprises; entrance into the modern kitchen, a spacious lounge with feature fire place and ample space to dine, two first floor bedrooms with bedroom one benefiting from mirror fronted wardrobes, and impressive house bathroom. Plus a useful cellar and loft storage. Externally is space to park and a low maintenance fenced yard which offers space to sit and relax.

East Morton is one of the most popular villages in the Aire Valley midway between Bingley and Keighley it is considered to be within daily commuting distance of many West Yorkshires business centres. The thriving village community has a traditional public house, well respected primary school, playing fields and nine hole golf course.



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.

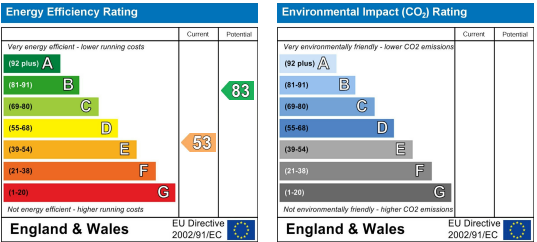
Area Map



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.