



## Ash Grove, , Bingley, BD16 1LU

- Riverside Setting
- Close to Bingley Centre
- Viewing Advised
- Good Size Gardens
- Excellent Transport Links
- Popular Location

Asking Price £199,950

**HUNTERS®**  
HERE TO GET *you* THERE

# Ash Grove, , Bingley, BD16 1LU

## DESCRIPTION

Hunters are pleased to offer this well presented two bedroom semi detached home, ideal for first time buyer. The property comprises kitchen, living room with patio doors providing access to the rear garden. First floor Landing, two bedrooms and a three piece house bathroom suite with separate shower. Benefits from double glazing and gas central heating. To the front elevation there is a low maintenance garden and to the rear elevation there is a decked seating area and an extensive laid to lawn garden with mature plants and shrubs, which backs onto the River Aire. The property is located in a popular residential area of Bingley with access to a range of local amenities including school, shops, Rugby club and frequent bus routes into Bingley town centre, which provides further transport links to Leeds/Bradford and Skipton. Viewing highly recommended via Hunters, Bingley.







### 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.

Approximate total area<sup>(1)</sup>  
703.52 ft<sup>2</sup>

Reduced headroom  
3.05 ft<sup>2</sup>

(1) Excluding balconies and terraces

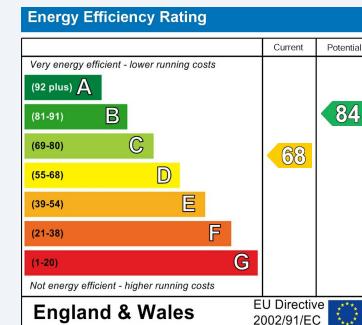
Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## 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.