

# HUNTERS<sup>®</sup>

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## Effingham Road

Harden, Bingley, BD16 1LQ

Asking Price £265,000



Appealing to a variety of potential purchasers the property offers a superb home complemented with contemporary fixtures and fittings at ground floor level.

Comprising: entrance hall, open plan living, dining kitchen with integrated appliances, two bedrooms, and impressive house bathroom suite. Externally the property provides secluded gardens with an enhanced lawn and patio area to the rear. Off street parking to the front and driveway to the side leading to a detached single garage, with a home office space to the rear. There is also the added benefit of the potential to extend or convert the existing loft space subject to relevant planning permissions being obtained.

Situated in a highly desirable residential location and being sat in a cul-de sac of other similar high caliber homes, a viewing to an exceptional property, does indeed come wholeheartedly recommended.

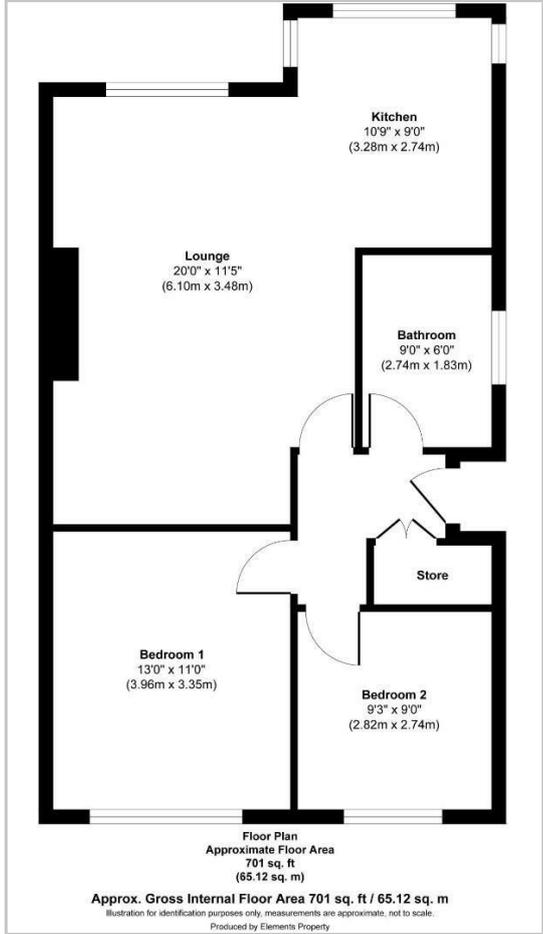
Harden is a highly sought after village and offers many village amenities. It is considered to be within daily commuting distance of many principle West and North Yorkshire business centers.



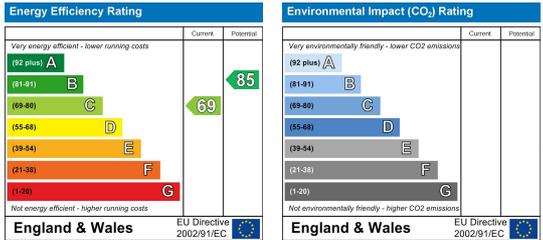
### Area Map



### 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.