



Scarwood Close, Bingley, Bradford, BD16 4HY

- Three Bedrooms
- Off Street Parking and Garage
- Well Positioned for Amenities and Transport Connections
- Discreet Yet Convenient Position
- EPC Rating D
- Extended Detached Home
- Superb Residential Location
- Impressive Contemporary Styling
- Viewing Essential
- Council Tax Band E

Asking Price £375,000

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HERE TO GET *you* THERE

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DESCRIPTION

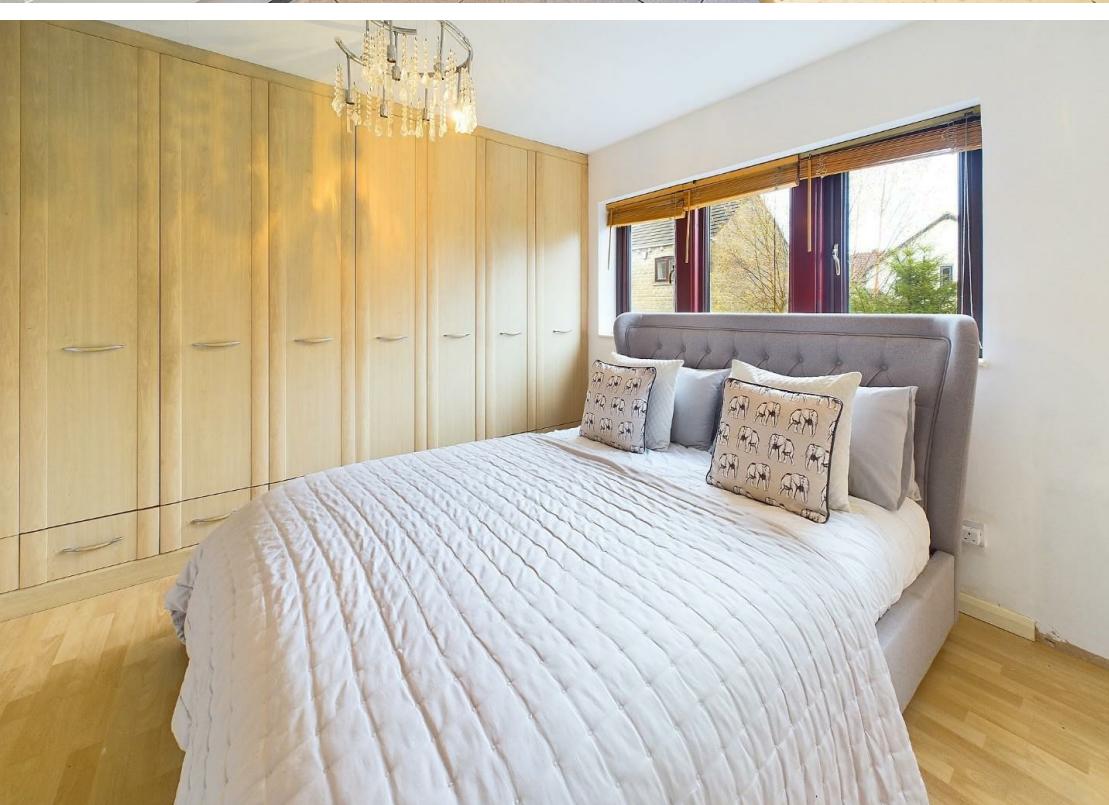
A beautifully appointed detached home, very discreetly positioned on Scarwood Close, off Bramham Road in Bingley.

The impressive home, is likely to appeal to a variety of potential purchasers and therefore a viewing to fully appreciate is wholeheartedly recommended.

It comprises; entrance into dining room, a spacious lounge with feature gas fire, and a superb extended and comprehensively equipped breakfast kitchen with bi-folding doors and cloakroom/WC to the ground floor. To the first floor are three bedrooms and the house bathroom. Externally is parking for two cars and the single garage, lawn gardens to the front and a patio area to the rear and side.

Located a short distance from Bingley town centre the property offers an excellent base for the commuter, and is well positioned for well regarded local primary and secondary schools. Bingley station provides a frequent and direct rail service to Leeds, Bradford and Skipton.







Floor 0



Floor 1

Viewings

Please contact 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⁽¹⁾
1056.17 ft²

(1) Excluding balconies and terraces

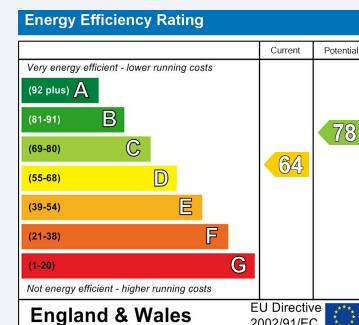
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.