



## Sleningford Rise

Crossflatts, Bingley, BD16 2SQ

Asking Price £255,000



Tastefully appointed and superbly maintained, this three bedroom home offers an excellent opportunity for a variety of potential purchasers to acquire an impressive property.

Offering a flexible ground floor, and having its well laid out accommodation planned across two floors, the most attractive mature home can only be fully appreciated, upon an internal inspection. Situated in a superb street, of similar semi detached homes a viewing does indeed come wholeheartedly recommended.

The property comprises, entrance porch, entrance hall, lounge and superb dining kitchen with conservatory off, to the ground floor. The first floor offers three bedrooms and a modern house bathroom. Externally is a well maintained corner plot, and off street parking.

Crossflatts is a popular and well established residential neighbourhood in the heart of the Aire Valley. The popular town of Bingley is within comfortable driving distance where a broad range of everyday shops and quaint eateries are available. Bingley and Crossflatts offer a frequent and convenient rail service to Leeds, Bradford and Skipton.



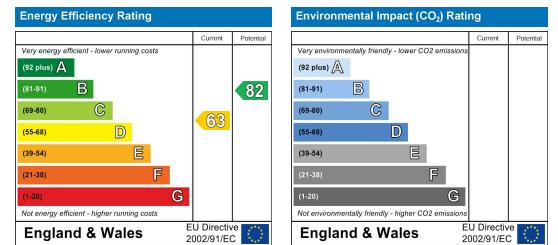
## Area Map



## 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.

119 Main Street, Bingley, BD16 2HT

Tel: 01274 511 509 Email: [bingley@hunters.com](mailto:bingley@hunters.com) <https://www.hunters.com>