

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hazelmere Avenue

Bingley, BD16 1LY

Asking Price £225,000



A superb opportunity to acquire a superb two bedroom semi detached home, in a highly sought after residential location, close to Bingley town centre and its amenities.

The mature home has been extended and has a good size rear garden offering an excellent level of flexibility and versatility, as well as a garage and parking.

Comprising; lounge, kitchen with conservatory/breakfast room leading to the rear garden to the ground floor. To the first floor are two bedrooms and house bathroom. Externally are gardens to the front and rear.

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 as well as many other recreational facilities in and around Bingley.



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.

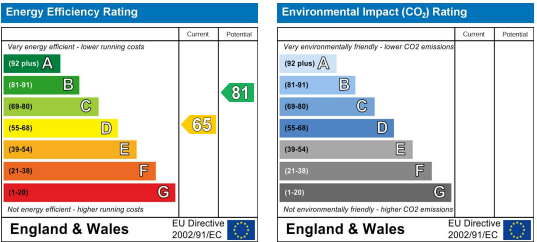
Area Map



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.