

# HUNTERS®

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## Southlands Grove

Bingley, Bradford, BD16 1EF

Offers In The Region Of £340,000



A superb opportunity to acquire this larger than average three bedroom semi detached home, in a highly sought after residential location, which is well positioned for Bingley town centre and its amenities.

The mature home offers a good size rear garden and provides an excellent level of flexibility and versatility, and should be viewed to fully appreciated. It comprises; spacious entrance hall, a large lounge, a comprehensively equipped dining kitchen with French door access to the rear garden. To the first floor are three double bedrooms and a modern house bathroom. Externally are gardens to the front and rear, off street parking for several motor vehicles and a detached single garage.

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.



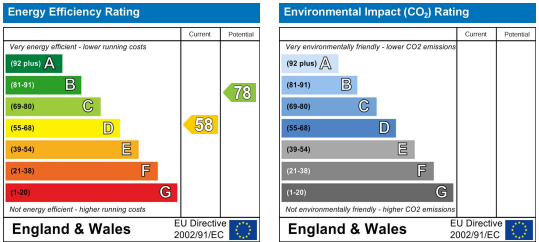
Area Map



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.