



## Wagon Lane

Bingley, Bradford, BD16 1LT

Asking Price £315,000



No Chain - A beautifully appointed and very well established three bedroom semi detached home situated in a most convenient position in a highly sought after residential location.

Offering excellent accommodation over two spacious floors, as well as well tended gardens a viewing to a most attractive home does indeed come wholeheartedly recommended.

The mature property comprises; entrance hall, well proportioned lounge with excellent sitting room, and comprehensively equipped dining kitchen with utility and WC to the ground floor. To the first floor are three bedrooms and a contemporary house bathroom.

Externally are well stocked lawn gardens to the front and off street parking. The rear enjoys a sunny southerly aspect, with lawn and planted areas as well as patio and sitting areas.

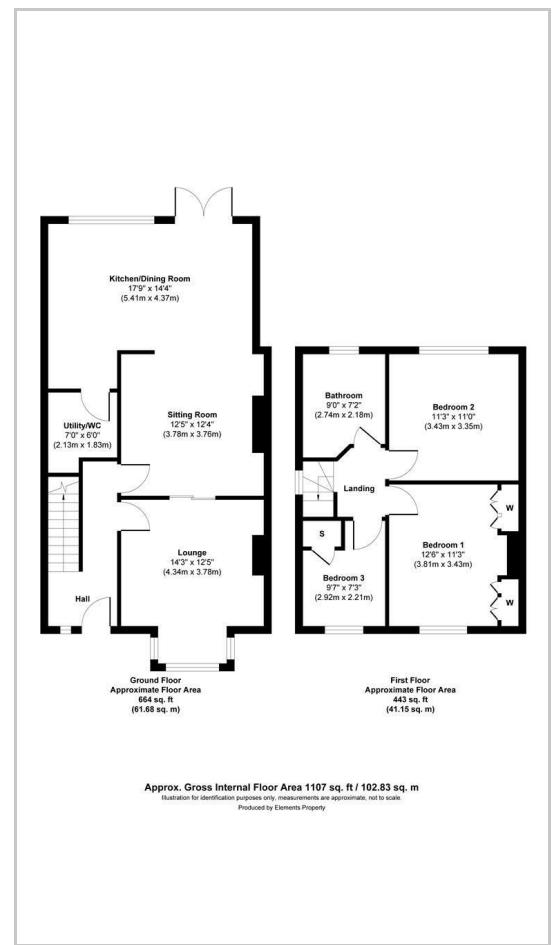
Situated on Wagon Lane, the home offers any would be purchasers an excellent family home as well as a good degree of versatility and flexibility, it provides a good base for the commuter and is well positioned for the amenities, transport connections and well regarded primary and secondary schools in the area.



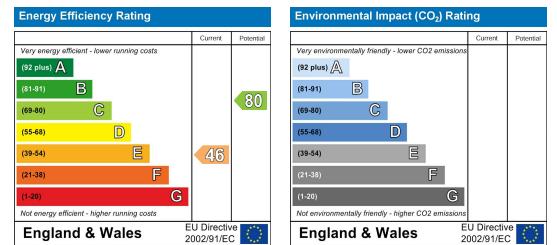
## Area Map



## 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.