

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Ashley Road

Bingley, BD16 1DZ

Asking Price £275,000



Located on Ashley Road in Bingley, this impressive townhouse presents an excellent opportunity for a variety of buyers to acquire an excellent home which has been comprehensively improved by the current vendors.

The superb home comprises an entrance hallway with cloakroom/wc, a very well equipped breakfast kitchen and a good size living room with feature wood burner, and French doors access to the rear garden. To the first floor are three bedrooms and the modern house bathroom with feature roll top stand alone bath, finished in classic white with impressive tile work, externally are well screen gardens to the rear and side, and off street parking to the front for two cars.

Ashley Road sits on the fringe of Bingley town centre. Bingley offers an excellent array of every day amenities, recreational facilities and excellent transport connections to neighbouring towns and villages. The station in Bingley provides frequent and direct rail services to Leeds, Bradford and Skipton.



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.

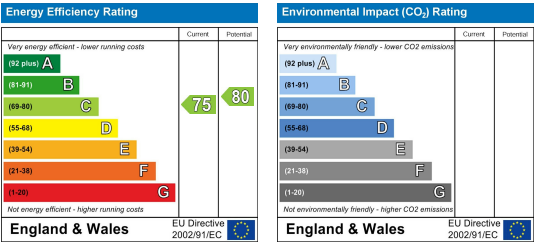
Area Map



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.