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28 Sunnymount, Harden, Bingley, BD16 1JW

A beautifully presented three-bedroom end townhouse offering good quality family living accommodation, enjoying lovely gardens, driveway and parking, delightfully situated in an elevated position enjoying fine views within a prestigious residential location.

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28 Sunnymount, Harden, Bingley, BD16 1JW

Bradford 5 miles, Skipton 15 miles, Leeds 16 miles (all distances approximate)

Guide Price: £280,000

Accommodation

- Three-bedroom end townhouse
- Superb family living accommodation
- Well-presented throughout
- Quality kitchen and bathroom fittings
- Attractive gardens with lovely outlook
- Driveway and parking
- Internal inspection essential
- Popular village location



General Remarks

Delightfully situated within a prestigious residential location is a superbly presented three bedroom end townhouse offering attractive living accommodation planned over two floors. The property is situated in an elevated position enjoying fine views towards the valley and the property is in our opinion tastefully presented throughout. The property also includes modern kitchen and bathroom fittings together with engineered oak flooring, orangery to the rear, gas heating and uPVC double glazing. The property also offers further potential to extend and will almost certainly appeal to a wide variety of potential buyers and only an internal inspection will reveal the superb nature of this fine home.

The accommodation briefly comprises hallway, lounge open plan dining area, kitchen, and orangery with doors leading to the rear garden. First floor master bedroom with Sharpes fitted wardrobes, two further bedrooms and quality bathroom. Outside the property is complemented by beautifully presented gardens to the side and rear with lawn, flowerbeds, trees, shrubs and paved patio area all affording a pleasant aspect. The driveway to the front provides parking for two cars.

The property is delightfully situated within a popular and convenient residential location. Harden Village is a beautiful location near the scenic area of St. Ives and the village boasts a range of shops and amenities, recreational areas, traditional public houses and well respected primary school. Bingley town centre also provides excellent road and rail links to other West and North Yorkshire business centres which include Bradford, Ilkley, Skipton and Leeds..













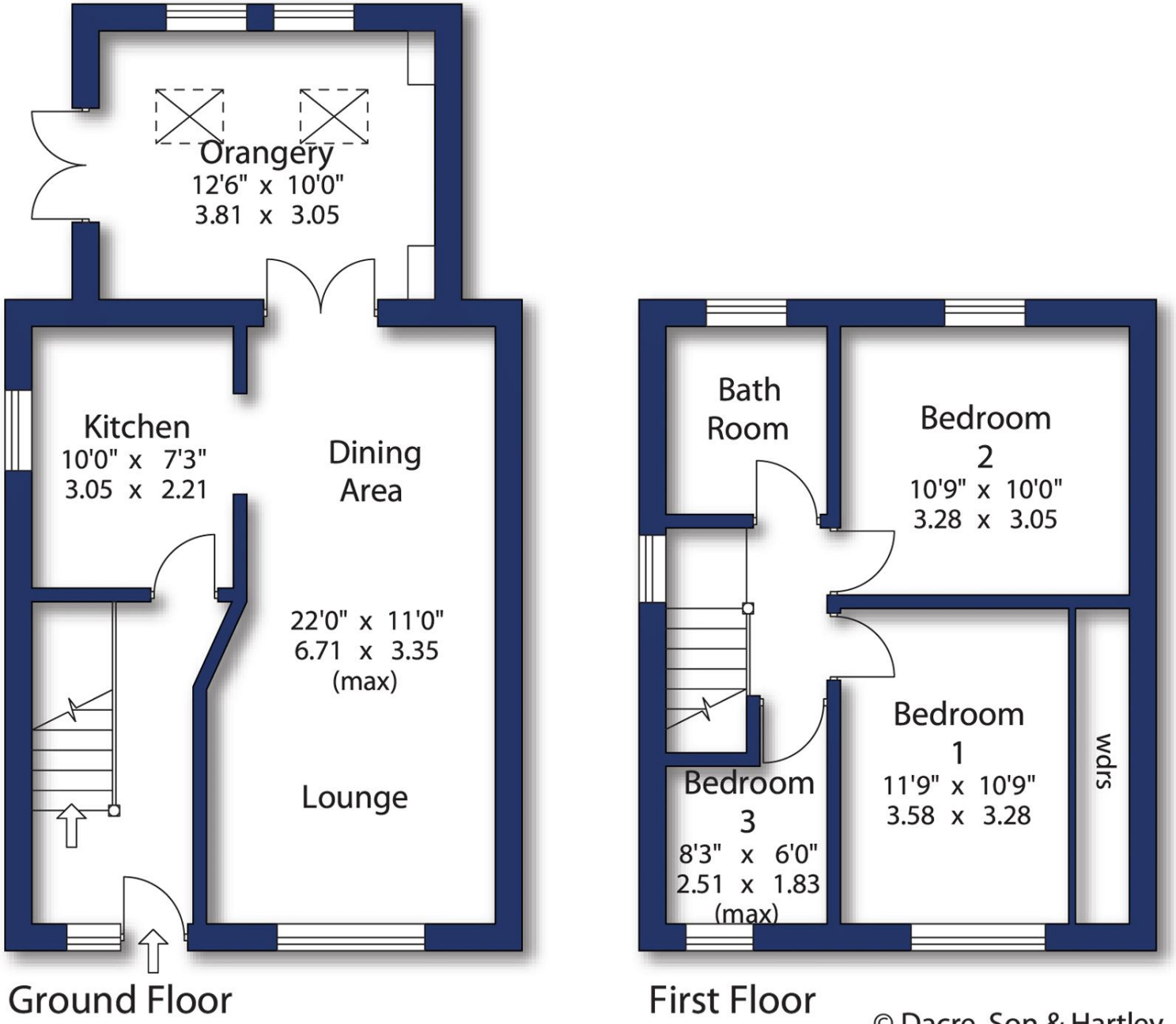








Floorplans



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Directions

Approaching Harden from the Bingley direction continue past the garden centre and cricket club. On reaching the mini roundabout turn left onto Wilsden Road and turn immediately right onto Sunnymount. The property will be seen on the right hand side easily identified by our for sale board.

What3Words - bubble.pocketed.reclaimed

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold, parking, Mains services

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

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