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**LINLEY &
SIMPSON**



LONG LANE, HARDEN, BINGLEY BD16 1BY

**** 4 BEDROOMS ** ** HARDEN VILLAGE ** ** Views ****

Linley and Simpson offer this **EXTENDED FOUR BEDROOM DETACHED FAMILY HOME** to the market.
VIEWING IS HIGHLY ADVISED.

Asking Price £232,500

Linley and Simpson offer this EXTENDED FOUR BEDROOM DETACHED FAMILY HOME to the market. Benefitting from a huge amount of living space encompassing large living room stretching the width of the property, a family kitchen and an extension used as a dining room, the integral garage offers amazing potential for further space. In the past 5 years; new bathroom, new kitchen, whole of property re-wired, and a brand new central heating system added, as well as new double glazing. VIEWING IS HIGHLY ADVISED.

GROUND FLOOR

ENTRANCE

Double glazed entrance door, double glazed windows to front, under stairs cupboard, staircase to first floor.

WC 3' 2" x 6' 5"

Double glazed window to front, extractor fan, low level WC, radiator, pedestal wash hand basin, part tiled walls.

LOUNGE/DINING ROOM 23' 9" x 13' 3"

Windows to front and rear, telephone point, television point, coving to ceiling, double glazed patio doors leading to garden patio area, two radiators.

DINING ROOM 12' 0" x 8' 0"

Bay window to side, stone effect fireplace with living flame effect gas fire, coving to ceiling, radiator, double glazed patio doors to garden.

KITCHEN 9' 10" x 5' 5"

Fitted wall and base units, work surfaces, 1.5 bowl sink unit, built-in electric oven, extractor hood, space for washing machine, space for dishwasher, part tiled walls, tiled floor, radiator, double glazed window to rear, door to garage.

FIRST FLOOR

FIRST FLOOR LANDING

Window to side, access to roof space, radiator.

MASTER BEDROOM 13' 7" x 9' 10"

Window to front with open aspect views, telephone point, television point, coving to ceiling, radiator.

BEDROOM 2 12' 2" x 9' 10"

Window to rear, radiator.

BEDROOM 3 19' 5" x 9' 2"

Window to front.

BEDROOM 4 10' 4" x 6' 3"

Window to rear, radiator.

BATHROOM 6' 11" x 5' 6"

White three piece suite comprising panelled bath with over shower, pedestal wash hand basin, vanity unit, low level WC, tiled walls, shaver point, window to rear, extractor fan, radiator.

OUTSIDE

FRONT GARDEN

Spacious drive, lawned area, planted borders.

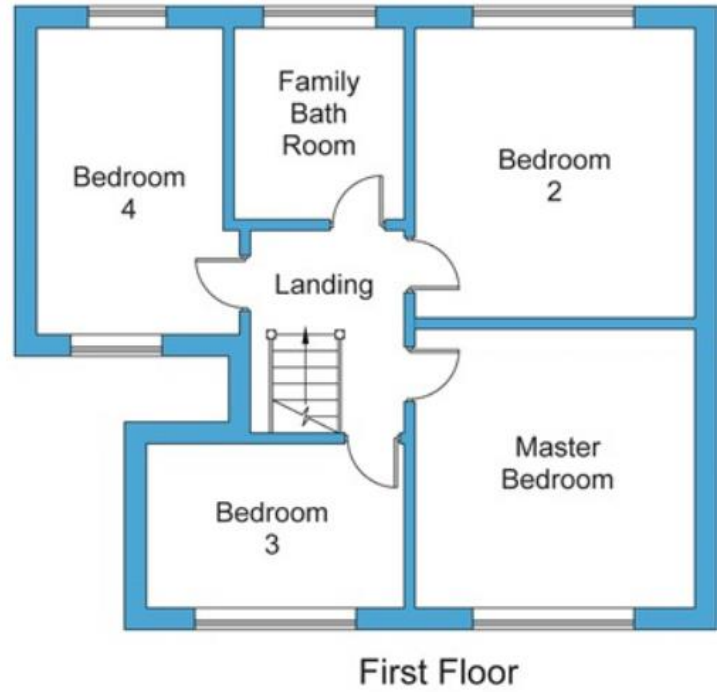
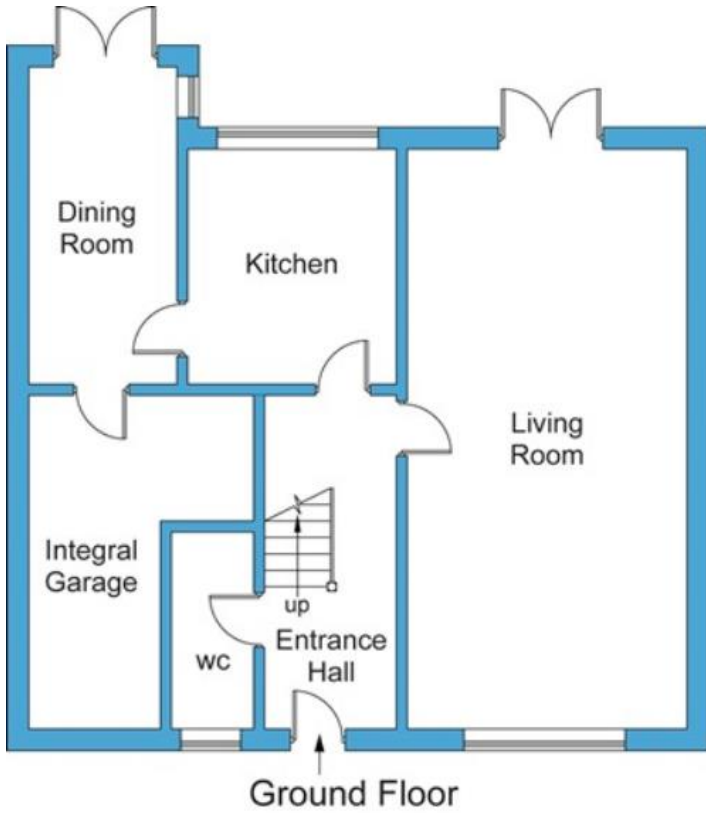
GARAGE

Attached garage with lighting and up and over door.

REAR GARDEN

Laid mainly to lawn, garden shed.





For illustrative purposes only. Not to scale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		69	79			66	76

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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