



Ground Floor

First Floor



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Ferrands Park Way, Harden, BD16

£169,500 Leasehold

Two Bedroom Apartment

Martin & Co Keighley
4 North Street • • Keighley • BD21 3SE
T: 01535 669588 • E: keighley@martinco.com

01535 669588
<http://www.martinco.com>





Ferrands Park Way
Harden
BD16

Key features:

- Two Bedroom Apartment
- Gas Central Heating
- Private Garden
- Garage
- Spacious Throughout
- NO CHAIN
- Village Location
- FTTC Broadband
- Council Tax Band: C
- Service Charges Annually: £5



Why you'll like it

Rare to the market this Two Bedroom First Floor apartment located in the popular village of Harden. Benefitting from; private garden, garage and gas central heating. Viewing is essential!

The property is offered for sale with NO CHAIN

Harden is a popular village which offers local shops and amenities, yet within a short distance from Bingley Town Centre, which offers a larger selection a shops, restaurants, pubs and local attractions. There is also a train station which offers rail links to Leeds, Bradford, Skipton and beyond.

ENTRANCE Private entrance with stairs to the first floor

LANDING With storage cupboard

LOUNGE 12' 5" x 17' 8" (3.8m x 5.4m) Large lounge with feature fire place and large window to the front providing ample natural light

KITCHEN 7' 2" x 12' 1" (2.2m x 3.7m) Fitted kitchen with ample wall and base units, integrated oven and hob. Storage cupboard with boiler

BEDROOM ONE 12' 5" x 11' 9" (3.8m x 3.6m) Large double bedroom with fitted wardrobes and dresser with window to the rear providing far reaching views over Bingley, St Ives Estate and Baildon moors

BEDROOM TWO 10' 5" x 6' 10" (3.2m x 2.1m) Excellent sized bedroom with carpet flooring and window to the rear providing far reaching views over Bingley, St Ives Estate and Baildon moors

BATHROOM 5' 2" x 6' 2" (1.6m x 1.9m) Modern bathroom suite comprising; WC, hand wash basin and walk in shower. Fully tiled walls and flooring

TO THE OUTSIDE There is a lovely private garden providing that essential outdoor space in the summer months. There is also a single garage situated to the rear of the property.

