



Crowther Fold, Harden Bingley BD16 1JY

holroyds

welcome to

Crowther Fold, Harden Bingley

Charming period four bedroom stone built farmhouse, being one of just two properties in a gated private setting in the heart of Harden village. Offering spacious and versatile accommodation, ideally located close to local amenities & beautiful countryside walks.



Nestled in the highly sought after village of Harden, this substantial stone built residence offers an exceptional blend of character, space and versatility making it an ideal home for growing families.

The mature home comprises an open plan kitchen/dining room with integral appliances including fridge, freezer, washing machine, drier, dishwasher and useful under stairs and additional storage. The lounge with a stone fireplace surround, has a multi fuel burner, beamed ceiling and mullioned windows. There is an additional spacious family room with a side splayed bay window.

To the first floor are four bedrooms all with built in wardrobes and a family bathroom offering flexible accommodation to suit a variety of needs. There is off street secure gated parking for vehicles to the front and a detached outbuilding currently used as a utility room with a shower room and WC offering excellent potential as a home office/gym/workshop or hobby space. The property is offered with gas fire central heating and all windows are double glazed.

Externally the property continues to impress with a generous lawned garden, perfect for families, outdoor entertaining or simply enjoying the private surroundings.

A large double garage with electricity and loft storage is available under separate negotiation.

Enjoying a desirable village setting close to local amenities, well regarded schools and picturesque countryside walks, this charming home combines rural appeal with everyday convenience.

Aml Note

Living Room

18' 8" x 12' 7" (5.69m x 3.84m)

Lounge

15' 1" x 13' 9" (4.60m x 4.19m)

Kitchen

13' 11" x 10' 8" (4.24m x 3.25m)

Dining Room

11' 5" x 11' (3.48m x 3.35m)

Bedroom 1

13' 4" x 13' 2" (4.06m x 4.01m)

Bedroom 2

15' 1" x 11' 11" (4.60m x 3.63m)

Bedroom 3

12' x 10' 11" (3.66m x 3.33m)

Bedroom 4

9' 9" x 5' 7" (2.97m x 1.70m)

Bathroom

8' 10" x 5' 4" (2.69m x 1.63m)

Outbuilding Utility Room

11' 11" x 8' 8" (3.63m x 2.64m)

Outbuilding Shower Room

6' 9" x 2' 10" (2.06m x 0.86m)

Outbuilding Toilet



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welcome to

Crowther Fold, Harden Bingley

- Charming stone built Grade two listed characterful farmhouse
- Two spacious reception rooms
- Well proportioned bedrooms
- Large enclosed garden ideal for families
- Private driveway with secure gated off street parking

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: D

offers over

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BNG101815 - 0006

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