



Bewick Drive, Bingley

- Four Bedrooms Two Bathrooms
- Excellent Residential Location
- Ample Off Street Parking
- Impressive Gardens
- Council Tax Band F
- Superb Detached Home
- Well Positioned for Amenities
- Viewing Essential
- Double Garage
- EPC Rating

£415,000

Tenure: Freehold

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Bewick Drive, Bingley

DESCRIPTION

An excellent opportunity to acquire a comprehensively equipped four bedroom detached family home, situated within a highly sought after residential locality.

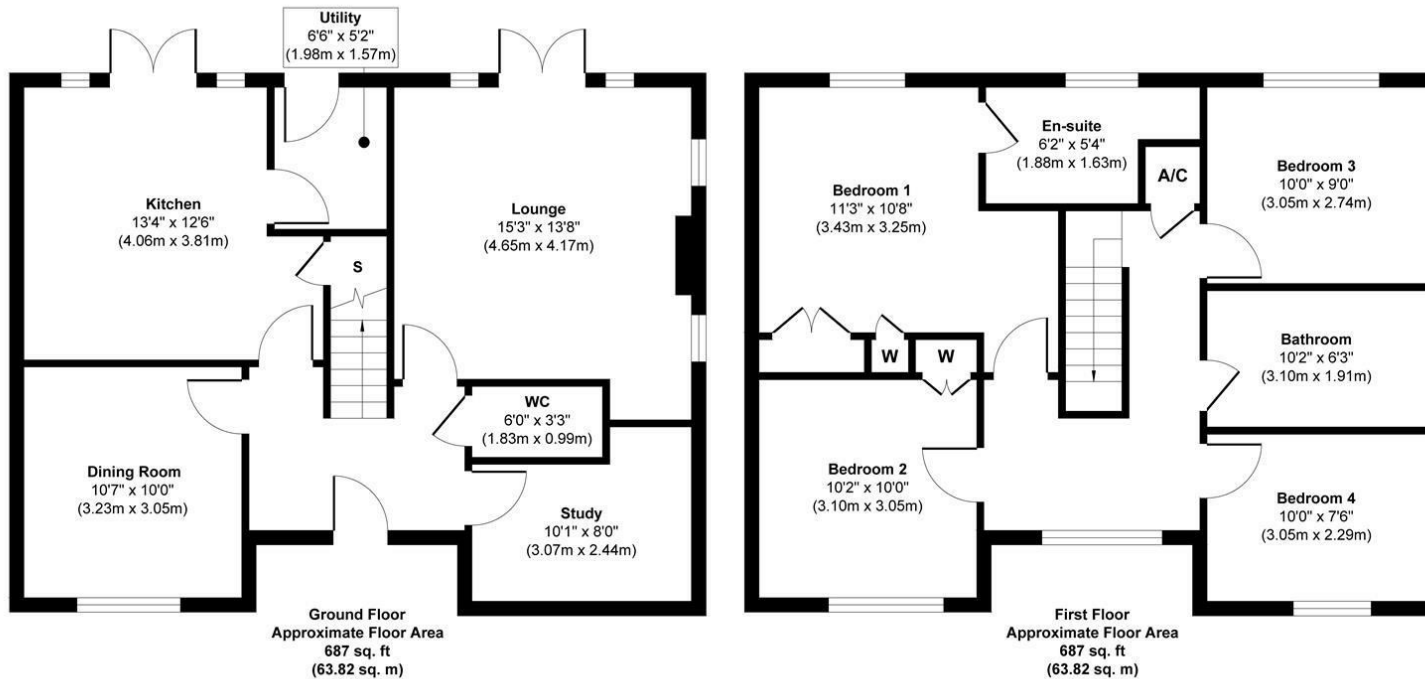
The family home which should be viewed to be fully appreciated takes full advantage of a southerly facing aspect and provides a flexible family home in a highly sought after location. Well positioned for local primary and secondary schools, local village amenities and transport links to nearby Bingley.

The substantial family home comprises: entrance hall with WC, family lounge, study, dining room and breakfast kitchen with access to the utility room. From the first floor landing are four bedrooms with the master offering en suite shower facilities, and fitted wardrobes and house bathroom. There are further fitted wardrobes to bedroom 2. The spacious landing also offers access to the airing cupboard.

Externally, are private lawn gardens to the rear, with patio area and fence boundaries, off street parking to the side for several vehicles and a detached double garage.

Bewick Drive is an exceptionally well regarded part of the village, and is approximately 1 mile from Bingley town centre. Bingley offers excellent amenities and a direct rail service to Leeds, Bradford and Skipton.





Approx. Gross Internal Floor Area 1374 sq. ft / 127.64 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Viewing

Please contact our Hunters Bingley Sales Office on 01274 511 509 if you wish to arrange a viewing appointment for this property or require further information.

119 Main Street, Bingley, BD16 2HT

Tel: 01274 511 509 Email:

bingley@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) 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		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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

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