



Gilstead Lane, Gilstead, Bingley, BD16 3NH

- Three Bedrooms
- Excellent Residential Location
- Well Regarded Schools Locally
- Superb Tiered Gardens to the Rear
- EPC Rating
- Semi Detached Home
- Well Positioned for Amenities
- Open Aspect the Front
- Off Street Parking and Garage
- Council Tax Band

Asking Price £290,000



Gilstead Lane, Gilstead, Bingley, BD16 3NH - Asking Price £290,000

DESCRIPTION

Offering an excellent opportunity for a variety of potential purchasers is a well presented three bedroom semi detached home in a most popular and convenient residential location.

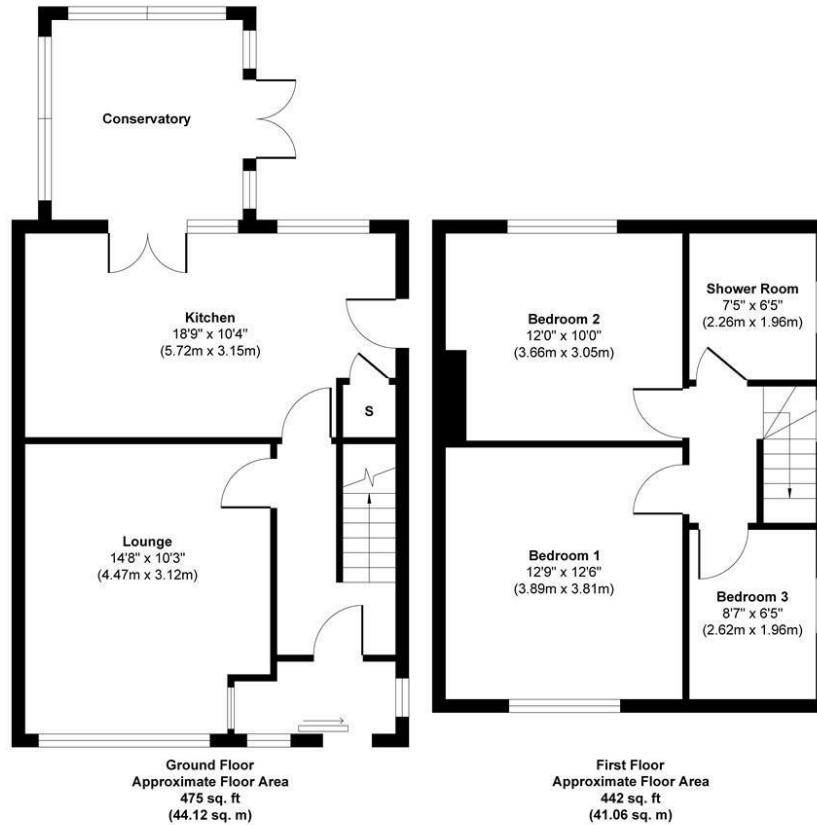
Well positioned for a host of local amenities, transport connections and well regarded primary and secondary schools, a viewing to a most attractive home does indeed come highly recommended.

The impressive home comprises, entrance porch, entrance hall, lounge, dining kitchen, and conservatory to the ground floor. The first floor offers three bedrooms and modern house shower room. Externally is a low maintenance garden to the front with off street parking for two vehicles, a drive leading to a detached single garage and to the rear is an excellent tiered lawn and planted garden and superb patio area.

The property is situated approximately 1 mile from Bingley town centre which offers a broad range of everyday amenities and provides direct rail links to Leeds, Bradford and Skipton.







Approx. Gross Internal Floor Area 917 sq. ft / 85.18 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Viewings

Please contact bingley@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

