



## Otley Road

Eldwick, Bingley, BD16 3HD

Asking Price £585,000



A beautifully appointed and much enhanced detached home, on Otley Road in Eldwick, The substantial property offers any would be purchasers and excellent degree of versatility and must be viewed to be fully appreciated.

Blending traditional features with contemporary styling the mature home, will likely appeal to a variety of potential suitors. Offering very nicely proportioned accommodation over three floors, it comprises; from Otley Road an entrance into entrance hall, a good size study and two excellent sitting rooms. To the lower ground floor at garden level there is superb dining kitchen with Yorkshire stone floor and bi-folding doors to the low maintenance patio and gardens, there is a cloakroom/wc and well equipped utility room. To the first floor are the principal bedrooms with bedroom two, offering modern en suite shower facilities and a further house bathroom. Externally is a block paved driveway off Otley Road which leads to a detached garage, the conifer boundaries in the gardens offers screening and a good degree of privacy.

Eldwick is a highly sought after village and offers excellent amenities, schools, transport links and recreational facilities. Bingley town centre is approximately two miles distant which offers a broad range of ever day amenities, and a direct rail service to Leeds, Bradford and Skipton.



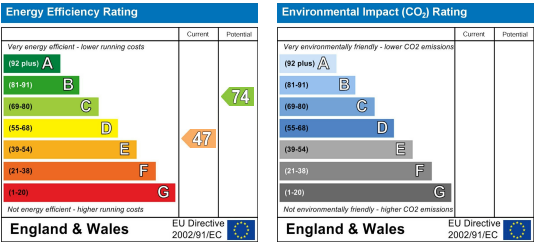
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.