

# HUNTERS<sup>®</sup>

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## Swan Avenue

Eldwick, Bingley, BD16 3PA

Offers In The Region Of £269,500



An immaculately appointed and much enhanced inner townhouse, which benefits from a reconfigured ground floor to provide any would be purchaser an excellent degree of flexibility.

The modern offers contemporary styling throughout and should be viewed to be appreciated, and comprises entrance hall with cloakroom/wc, a home office/bedroom three, a spacious lounge with impressive media wall which is perfect for entertaining, and is open plan into a comprehensively equipped kitchen with bi fold doors to the low maintenance rear garden. The garden benefits from gated access and there is parking to the rear. To the first floor are two good size double bedrooms, with the master having fitted wardrobes, plus a stylish modern bathroom suite.

Located centrally on Swan Avenue, it provides convenient access to well regarded local schools, amenities and transport links, making it an excellent choice for those looking for a well-connected home. Bingley town centre offers a broad range of every day amenities, and direct rail links to Leeds, Bradford and Skipton.



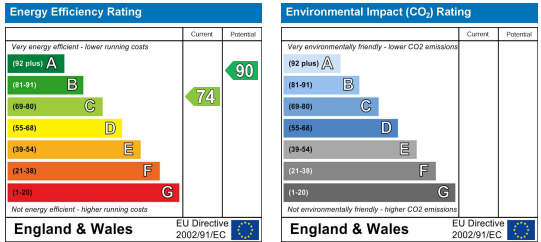
## Area Map



## 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.