



## Glen Road, Eldwick, Bingley, BD16 3EU

- Impressive Home
- Beautifully Kept Gardens
- Well Positioned for Amenities
- Four Bedrooms
- EPC Rating E
- Discreetly Positioned On Glen Road
- Driveway and Parking
- Convenient for Commuters
- Viewing Highly Recommended
- Council Tax Band F

**Asking Price £795,000**





# Glen Road, Eldwick, Bingley, BD16 3EU

## DESCRIPTION

Discreetly positioned on Glen Road is an impressive detached home boasting two spacious reception rooms, four well proportioned bedrooms as well as excellent gardens ample parking and a double garage. The well established family home provides convenient access to sought after primary and secondary schools, making it an ideal choice for families with children.

The mature home, occupies an enviable plot and comprises; entrance hall, formal lounge, dining room, kitchen, study, utility and cloakroom/WC with a shower, to the split level ground floor. There is also an attached double garage. To the first floor, the landing provides access to the principal bedrooms and house bathroom. Externally are beautifully tended gardens to the front, rear and side, driveway and mature trees and shrubs offering excellent screening and providing a good degree of privacy. Given the spacious nature of the plot there is excellent potential to extend or redevelop subject to relevant permissions being obtained.

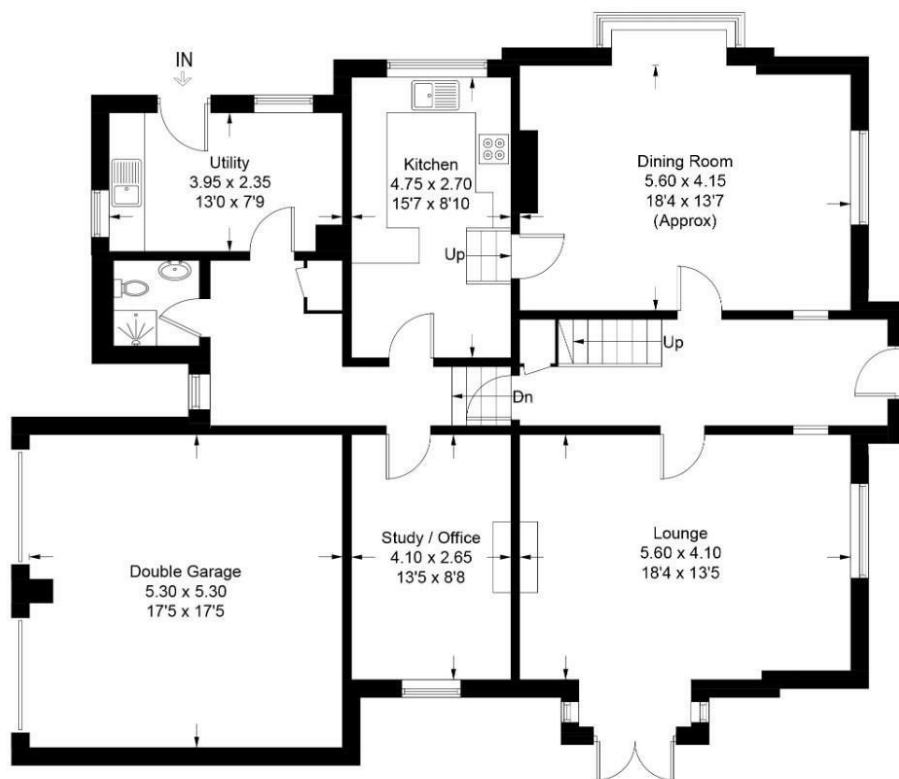
Glen Road is regarded as one of Bingley's premier addresses, featuring many high-calibre, well-established, and modern properties on the periphery of Eldwick Village. The locality is surrounded by scenic countryside, affording views towards Baildon Moor. The location is considered to be within daily commuting distance of many Airedale and Wharfedale business centres.







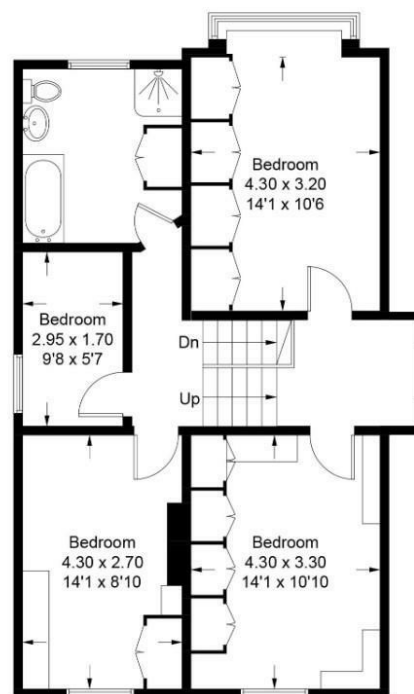
Approximate Gross Internal Area = 176.9 sq m / 1904 sq ft  
Double Garage = 28.1 sq m / 302 sq ft  
Total = 205.0 sq m / 2206 sq ft



This plan is for reference only and is in accordance with PMA guidelines.  
It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 1118145)

Please contact [bingley@hunters.com](mailto:bingley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

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



**First Floor = 68.2 sq m / 734.8 sq ft**

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
<b>Very energy efficient - lower running costs</b> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>			7
<i>Not energy efficient - higher running costs</i>		40	
<b>England &amp; Wales</b>		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.