

# HUNTERS<sup>®</sup>

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## Appleton Close

Eldwick, Bingley, BD16 3LY

Asking Price £550,000



A beautifully appointed and superbly maintained four bedroom detached home, which occupies an enviable plot in an extremely popular and sought after residential location, in a cul de sac of other high caliber detached homes. Well positioned for local amenities, schools and recreational facilities a viewing comes highly recommended.

Offering well proportioned four bedroom accommodation, this most attractive home can only be fully appreciated upon an internal inspection, and comprises; entrance hall with useful under stairs storage cupboard, a cloakroom/WC, a good size lounge and a well equipped breakfast kitchen with utility room off. a separate formal dining room, a further sitting room and conservatory enjoying far reaching views to the rear. The first floor offers four bedrooms, with the master providing en suite bathroom facilities and house bathroom. Externally are gardens to the front, side and, rear plus off street parking and a detached double garage. Enjoying an impressive open aspect to the rear, the home takes full advantage of the corner plot and views towards the adjoining agricultural land.

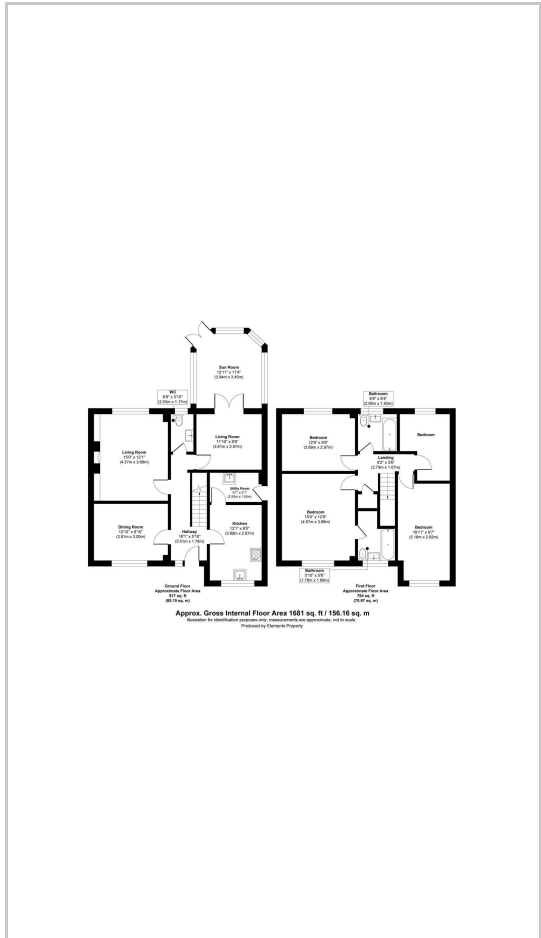
Eldwick is a highly sought after and well regarded location, it offers many village amenities, and convenient access to Bingley from where there are direct rail links to Leeds, Bradford and Skipton. It is considered to be within daily commutable distance of many West Yorkshire business centres.



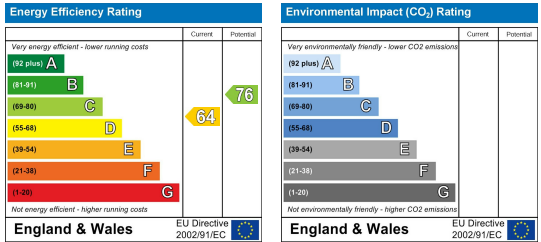
### Area Map



### 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.