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Swan Avenue

Eldwick, Bingley, BD16 3PL

Offers Over £450,000



An excellent opportunity to acquire a beautifully appointed four bedroom detached family home, situated within a highly sought after residential locality.

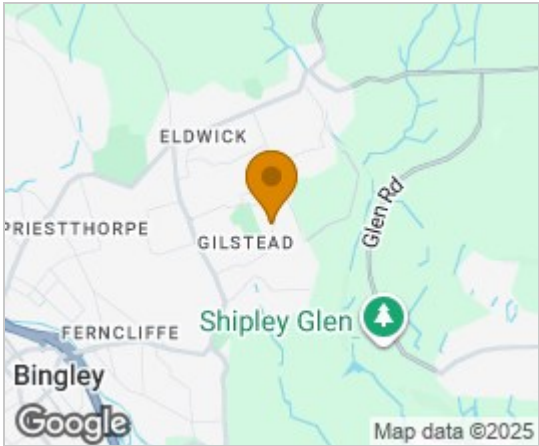
The family home which should be viewed to be fully appreciated takes full advantage of the superb sunny aspect to the rear and provides a flexible family home in a highly sought after location. Well positioned for local primary and secondary schools, local village amenities and transport links to nearby Bingley.

The substantial family home comprises: entrance hall with WC, family lounge, dining room and breakfast kitchen with access to the utility room to the ground floor. From the first floor landing are four bedrooms with the master offering en suite shower facilities and fitted wardrobes and house bathroom. There are further fitted wardrobes to bedroom 2. The spacious landing also offers access to the airing cupboard and provides loft access.

Externally, are private lawn gardens to the rear, with patio area and decked areas with wall and fence boundaries, ample off street parking to the side for several vehicles and a driveway leading to a detached double



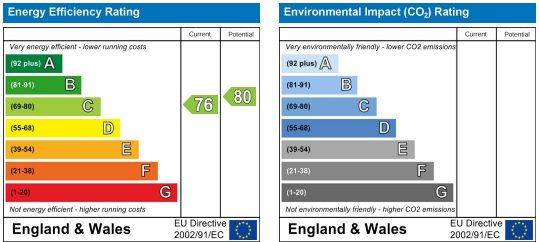
Area Map



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.