

# HUNTERS<sup>®</sup>

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## Warren Lane

Eldwick, Bingley, BD16 3BS

Asking Price £305,000



Offering a chain free opportunity for a variety of potential purchasers to acquire a two bedroom detached bungalow which whilst in need of some cosmetic improvement, offers superb potential to acquire a well established home in a highly sought after residential location.

Situated on Warren Lane and being well positioned for the local amenities and transport links, the most attractive home comprises; entrance hall, spacious lounge, well equipped kitchen with sun room off, two bedrooms and the house bathroom, externally are well tended private gardens to the front and rear, off street parking and a single detached garage.

Eldwick is a superb residential village. It offers many village amenities, a well respected primary school and many recreational facilities and clubs. Bingley town centre, which is a short distance away provides many every day amenities, large chain super markets and a frequent direct rail service to Leeds, Bradford and Skipton.

Potential to convert the loft space subject to planning and building regulation consent being obtained.



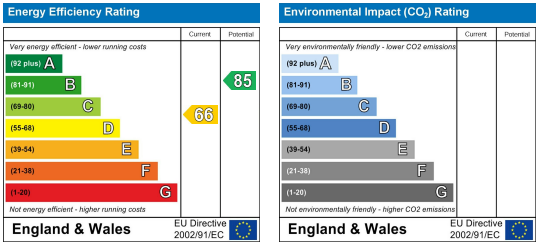
Area Map



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.