

# HUNTERS<sup>®</sup>

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## Warren Lane

Eldwick, Bingley, BD16 3BS

Asking Price £350,000



An extended four bedroom semi detached home situated in a most convenient and popular residential location. Ideally positioned for a host of local amenities, schools, recreational facilities and transport connections a viewing to a most attractive family home does indeed come highly recommended.

Comprising entrance hall, lounge, dining room, sun room, study/bedroom 4, well equipped kitchen, cloakroom WC and utility to the ground floor. To the first floor are three bedrooms with the master having fitted wardrobes and house bathroom. Externally is a low maintenance garden to the front, with off road parking, and a lawn and decked garden to the rear.

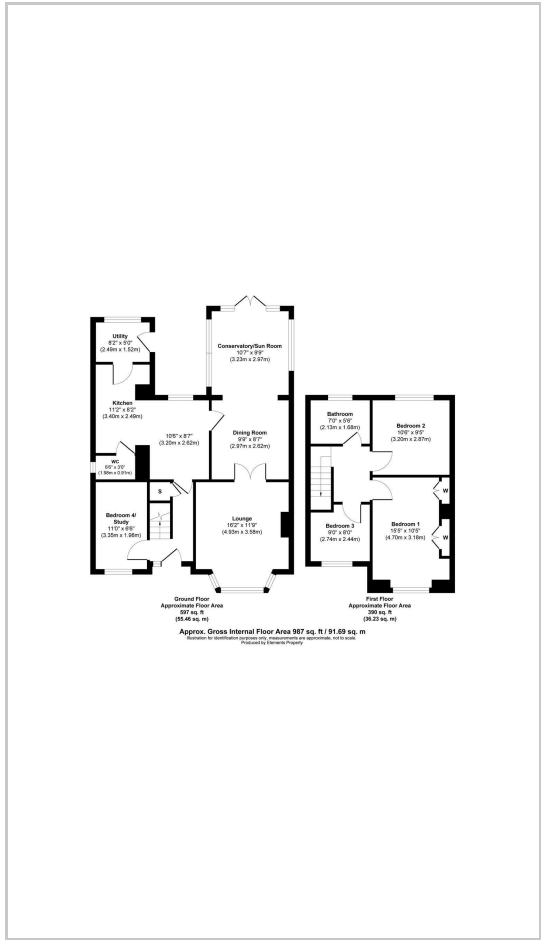
Eldwick is a highly desirable village and offers exceptionally convenient access for the commuter, Bingley town centre is approximately 1.5 miles distant from where there is a direct rail service to Leeds, Bradford and Skipton. Bingley offers a broad range of everyday amenities, larger chain supermarkets and superb independent retailers.



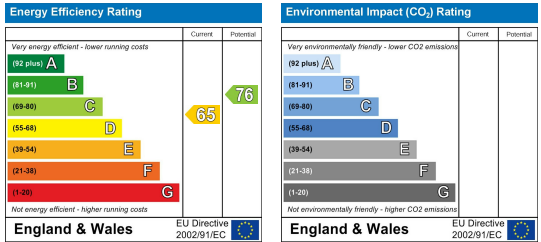
## Area Map



## 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.