



22 Timble Drive Bingley, BD16 3PF

FOR SALE BY SHARPES AUCTIONS, MODERN ONLINE AUCTION TO BE HELD ON THURSDAY 11TH OF DECEMBER 2025 AT 12PM. A well presented vacant two bedroom semi detached bungalow in the sought after village of Eldwick, with double glazing & central heating. The accommodation comprises; lounge, kitchen, sunroom, two bedrooms and bathroom. Low maintenance court yard style gardens to front and rear. Ample drive leading to a detached garage.

EPC- D

Tenure- Freehold

Council Tax- C

- FOR SALE BY SHARPES, MODERN AUCTION - 11TH OF DECEMBER 2025
- SET IN THE POPULAR VILLAGE OF ELDWICK
- EPC-D, TENURE- FREEHOLD, COUNCIL TAX C
- WELL PRESENTED TWO BEDROOM BUNGALOW
- DOUBLE GLAZING AND CENTRAL HEATING
- CALL TO BOOK A VIEWING

Auction Guide Price - £148,000

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Accommodation

Nestled in the charming village of Eldwick, this well-presented two-bedroom semi-detached bungalow at 22 Timble Drive, Bingley, BD16 3PF, offers a delightful opportunity for those seeking a tranquil yet convenient lifestyle. The property is currently vacant, making it an ideal choice for immediate occupancy or investment.

The bungalow boasts double glazing throughout, ensuring a warm and inviting atmosphere while enhancing energy efficiency. The layout is thoughtfully designed, providing ample space for comfortable living. The two bedrooms are well-sized, perfect for a small family, a couple, or even as a retirement home.

Eldwick is a highly sought-after area, known for its picturesque surroundings and community spirit. Residents can enjoy the benefits of local amenities, including shops, schools, and parks, all within easy reach. The property is also well-connected to nearby towns, making it an excellent base for commuting.

This property will be sold by Sharpes Auctions in a modern online auction scheduled for Thursday, 11th December 2025, at 12pm. This presents a unique opportunity for potential buyers

to secure a lovely home in a desirable location. Do not miss the chance to make this bungalow your own and enjoy the peaceful lifestyle that Eldwick has to offer.

Solicitors

Rhodes & Walker Solicitors
Ref:- Sue Firth

Brochure Prepared

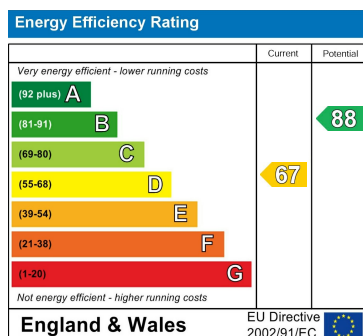
28/11/2025

Auctioneers Note

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period").

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.00% of the purchase price + VAT, subject to a minimum of £6,000.00 + VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.



Guide Price: An indication of the seller's current minimum acceptable price auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2003

Indenting purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from agents.