



Barden Drive, Eldwick,

£225,000

* SEMI DETACHED BUNGALOW * TWO BEDROOMS * NO ONWARD CHAIN *
* CORNER PLOT * GARDENS * GARAGE *

Occupying a desirable location, is this delightful two bedroom semi detached bungalow.

Benefits from gas central heating, upvc double glazing and alarm system.

The easy to maintain accommodation briefly comprises entrance hall, lounge, fitted dining kitchen, two bedrooms and bathroom.

To the outside there are gardens and garage.

Entrance Hall

With store cupboard.

Lounge

15'2" x 11'5" (4.62m x 3.48m)

With electric fire in fireplace surround, radiator.

Dining Kitchen

15'1" x 9'1" (4.60m x 2.77m)

Modern light oak effect fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, two radiators, upvc French doors to rear garden.

Bedroom One

12' x 5'10" (3.66m x 1.78m)

With radiator.

Bedroom Two

11'8" x 8'3" (3.56m x 2.51m)

With fitted wardrobes, radiator.

Bathroom

Modern white three piece suite, tiled walls.

Exterior

To the outside there are gardens and a garage.

Directions

From Idle village proceed straight onto High St, turn right onto Town Ln, left onto Leeds Rd, continue to follow A657 for 1.9 miles, right onto Otley Rd, left onto Baildon Rd, at the roundabout continue straight onto Northgate, continue onto Moorgate, continue onto Hawksworth Rd, left onto Bingley Rd, continue onto Grovershaw Ln, continue onto Spring Ln, left onto Otley Rd, at the roundabout take the 1st exit onto Warren Ln, left onto Timble Dr, right onto Barden Dr and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C / Bradford

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
		89	
		65	
EU Directive 2002/91/EC			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions		Nil environmentally friendly - higher CO ₂ emissions	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
EU Directive 2002/91/EC			

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