

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Bircham Close

Eldwick, Bingley, BD16 3DY

Asking Price £195,000



An increasingly rare opportunity to acquire a spacious chain free ground floor apartment within a most pleasant cul-de-sac position, in a sought after residential neighbourhood in the heart of Eldwick, with the added bonus of a single garage.

Benefiting from gas central heating and double glazing the excellent home comprises; entrance hall with storage, good size hall way with further excellent storage, a large living room, well appointed fitted kitchen, two good size bedrooms and a well appointed shower room, externally are well tended communal garden area and a single garage.

Eldwick is a highly regarded village and offers excellent village facilities, Bingley is approximately a mile and a half distant where there a broader range of every day amenities, larger shops and a station which provides frequent rail services to Leeds, Bradford and Skipton.



N.B.

Note: Successful buyers will be required to complete ID and anti-money laundering checks. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service £48 inc. VAT per buyer. Once this is paid to Coadjute and all checks completed, we will then be able to mark the property Sold Subject to Contract. The cost includes obtaining relevant data and any manual checks and monitoring which might be required. Hunters will receive some of the fee taken by Coadjute to compensate for its role in providing these checks.

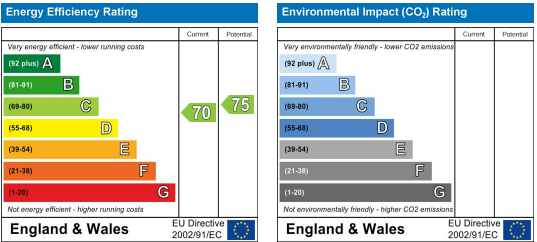
Area Map



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.