



**Heaton Drive, Eldwick BINGLEY BD16 3DN**

**welcome to**

**Heaton Drive, Eldwick BINGLEY**

Located in the popular village of Eldwick, this well-presented home benefits from a private driveway to the front and a private rear garden with lawn and patio, offering comfortable living in a pleasant residential setting.



Situated in the highly regarded village of Eldwick, this attractive home offers well-proportioned and versatile accommodation, well suited to a range of buyers seeking flexible living space in a pleasant residential setting.

The property is approached via a private driveway to the front, providing convenient off-street parking. Internally, the accommodation is bright and welcoming, featuring a spacious through lounge/dining room which works well for both everyday family life and entertaining. In addition, there is a separate extension room which provides excellent flexibility and could be used as a formal dining room, home study or potential third bedroom, depending on individual requirements. The kitchen is well laid out, offering practical workspace and storage, while the conservatory to the rear provides a further reception space enjoying views over the garden.

To the first floor are two generously sized bedrooms, served by a house bathroom and a separate shower room, adding to the home's practicality for modern living.

Externally, the property benefits from a private rear garden, mainly laid to lawn with a patio area, offering a good degree of privacy and an ideal space for outdoor dining and relaxation. Located within a popular residential area with a semi-rural feel, yet conveniently positioned for local amenities and surrounding countryside, this is a home well worth viewing.

### **Dining Room/Study**

13' 5" x 9' 6" ( 4.09m x 2.90m )

### **Kitchen**

13' x 6' 6" ( 3.96m x 1.98m )

### **Living Room**

14' 11" x 11' 2" ( 4.55m x 3.40m )

### **Dining Room**

9' 9" x 9' 9" ( 2.97m x 2.97m )

### **Conservatory**

14' 9" x 7' 5" ( 4.50m x 2.26m )

### **Ground Floor Porch**

### **Shower Room**

6' 6" x 6' 4" ( 1.98m x 1.93m )

### **Bedroom 2**

10' 11" x 9' 6" ( 3.33m x 2.90m )

### **Bathroom**

9' 2" x 6' 11" ( 2.79m x 2.11m )

### **Bedroom 1**

15' 4" x 9' 3" ( 4.67m x 2.82m )



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## Heaton Drive, Eldwick BINGLEY

- Sought-after Eldwick village location
- Private driveway to the front providing off-street parking
- Bright through living/dining room with access to the Conservatory
- Fitted kitchen
- Two good-sized bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

**£290 000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BNG103065 - 0004

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