



## Cavendish Drive

Bingley, W Yorks, BD16 3BT

Asking Price £265,000



A chain free opportunity to acquire a superb two bedroom, extended semi detached home, with off street parking and gardens located on Cavendish Drive in Eldwick

A viewing to a very well proportioned home does indeed come highly recommended and comprises; entrance hall, lounge, dining room and extended kitchen to the ground floor. To the first floor are two bedrooms, and the house bathroom. Externally are excellent gardens to the rear with lawn and gravel areas, complemented with fence and hedge boundaries, plus off street parking to the front.

Eldwick is an excellent residential village and boasts many village amenities, a well regarded primary school, and convenient transport links to nearby Bingley. Bingley offers larger every day facilities, and direct rail access to Leeds, Bradford and Skipton.



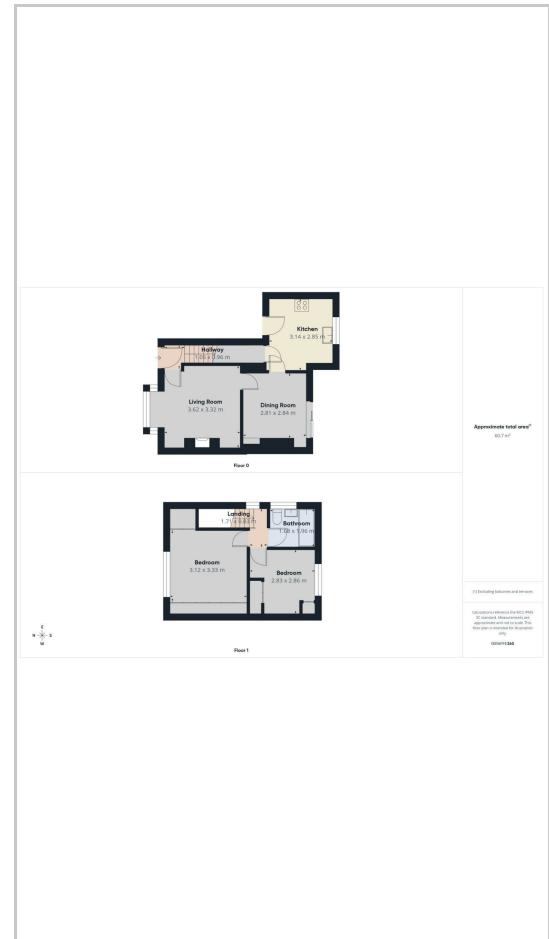
## N.B.

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.

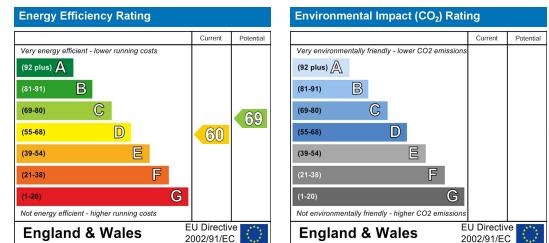
## Area Map



## 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.