



Sheriff Lane, Eldwick, Bingley, BD16 3ER

- Site Area is 0.09 ha (0.225 acres)
- Large Garden / Potential Building Plot
- Viewing is a Must
- Detached Bungalow
- Potential Plans on Request
- Prime Location

Asking Price £595,000



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DESCRIPTION

Offered for sale is a rare and exciting opportunity to acquire a bungalow with either a potential building plot or an exceptionally large garden, providing fantastic scope for a variety of buyers. Situated on the highly sought-after and well-regarded Sheriff Lane adjoining Glen Road, this property enjoys a prime position close to an excellent range of local amenities including a post office, public houses, eateries and independent shops. Bus routes provide convenient access to Bingley town centre, where the train station offers direct connections to Leeds and the wider rail network.

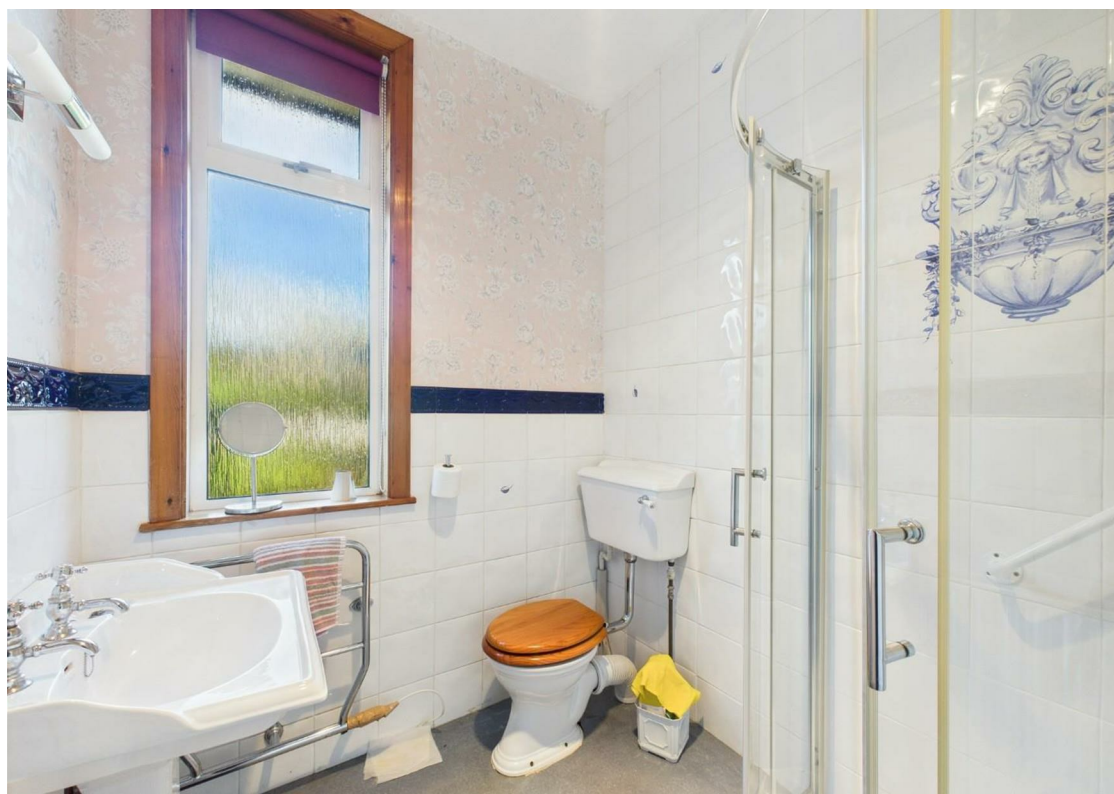
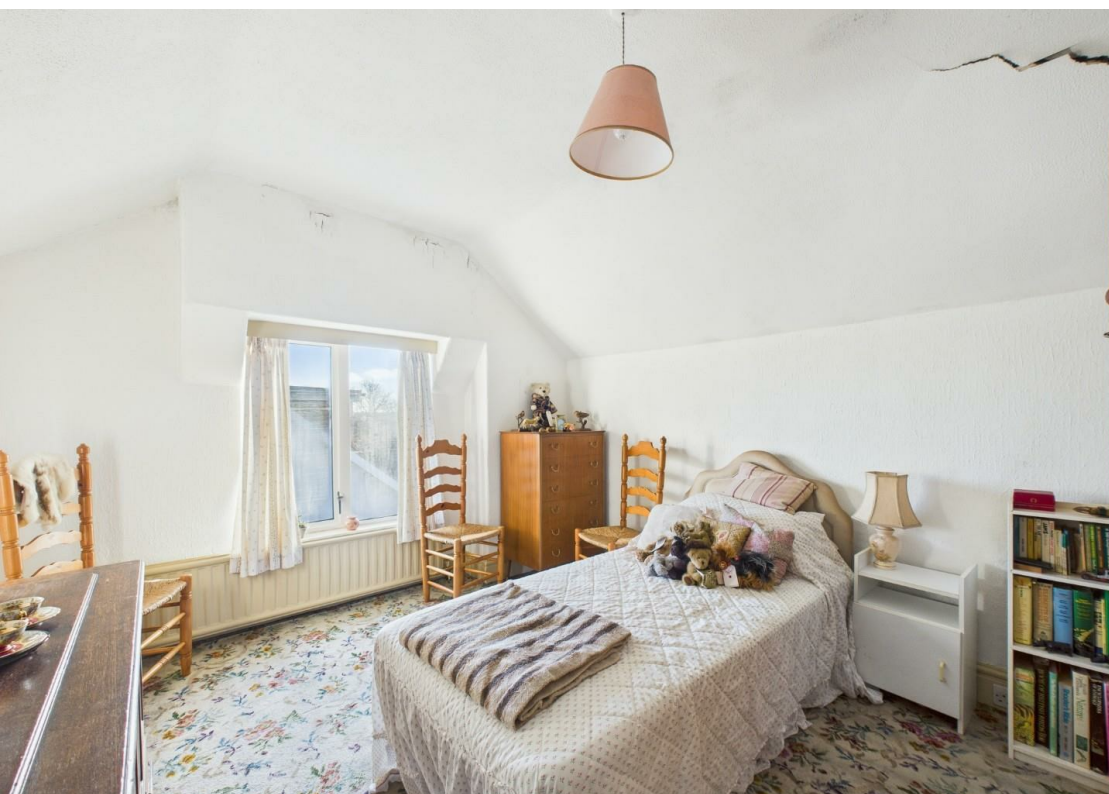
The bungalow itself offers well-proportioned three-bedroom accommodation complemented by two inviting reception rooms, along with a garage and driveway.

The rear garden has had initial feasibility studies done and these are available on request.

This is a unique chance to secure a home with superb potential in one of Eldwick's most desirable locations.

The Site Area is 0.09 ha (0.225 acres)







Floor 0



Floor 1



Approximate total area⁽¹⁾
113.3 m²
Reduced headroom
1.7 m²

(1) Excluding balconies and terraces

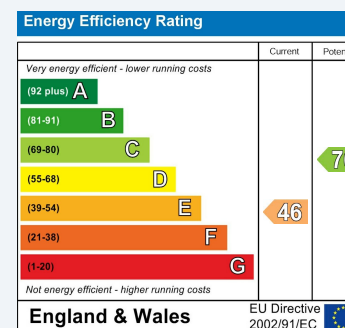
Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

Viewings

Please contact bingley@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.