



## Heaton Crescent

Eldwick, Bingley, BD16 3DP

Asking Price £265,000



A superb opportunity to acquire a chain free bungalow in a superb residential village, the home offers spacious accommodation at ground floor level and provides an excellent degree of versatility for any prospective purchasers, and benefits from gas central heating and double glazing and is within comfortable strolling distance of the many village amenities, including the doctors, dentist and village store.

Located on a sought after cul de sac of other high calibre homes it comprises, entrance vestibule, a spacious hallway, a well proportioned reception room with a gas fire, a well equipped kitchen with integrated appliances, a shower room, and a further reception room with a sun room extension which is currently used as the dining room, but could provide an excellent double bedroom with garden access. Externally are low maintenance gardens to the front and rear, and off street gated parking.

Eldwick is a superb residential village. It offers many village amenities, a well respected primary school and many recreational facilities and clubs. Bingley town centre, which is a short distance away provides direct rail access to Leeds, Bradford and Skipton.



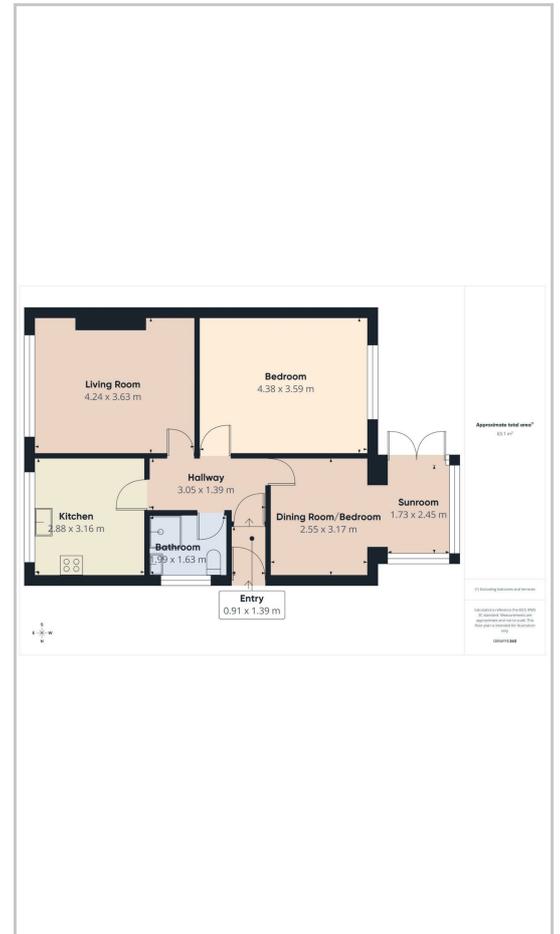
N.B.

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.

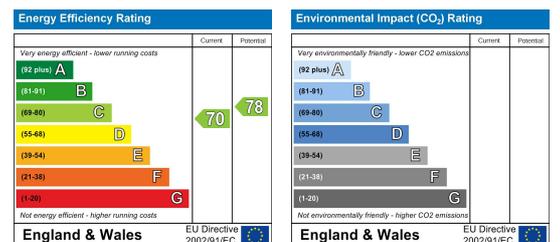
## Area Map



## 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.

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