



I Heaton Crescent, Eldwick, Bingley, BD16 3DP

With no-onward chain and delightfully situated within a prestigious residential location is a beautifully presented and extended five-bedroom semi-detached home offering good sized family living accommodation standing in attractive gardens, driveway and garage

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I Heaton Crescent, Eldwick, Bingley, BD16 3DP

Bradford 5 miles, Skipton 13 miles, Leeds 14 miles (all distances approximate)

Guide Price: £380,000

Key Features

- Semi-detached property
- No-onward chain
- Five bedrooms
- Beautifully presented
- High quality open plan dining kitchen
- Flexible and versatile accommodation
- Extended to provide deceptive living
- Good sized gardens, parking and garage
- Popular village location

General Remarks

Delightfully situated within a prestigious residential location is a beautifully presented and extended five-bedroom semi-detached home offering quality family living accommodation planned over two floors. The property includes deceptively spacious living accommodation with superb fixtures and fittings together with gas heating and uPVC double glazing. The property enjoys superb plot with lovely outlook, gardens and garage. The property will almost certainly appeal to a wide variety of potential buyers and only an internal inspection will reveal the superb flexible nature of this fine home.

The accommodation briefly comprises reception hallway leading to bar area, utility room with shower room / cloaks, beautiful open plan dining kitchen with family area having a range of high-quality base and wall units with integrated appliances, lounge and garage. To the first-floor master bedroom and four further bedrooms and wc. Provision in Bedroom four for a potential bathroom or en suite if required.

Outside the property is complemented by an attractive plot with gardens to front and rear enjoying well maintained gardens, driveway with parking and garage. Further parking area to the side of the property. Superb garden at the rear with artificial lawn and patio area.



The property is delightfully situated within the popular village of Eldwick. Eldwick and Gilstead offer a range of shops and amenities, traditional public houses and well-respected primary school. The location is surrounded by scenic countryside and the nearby beauty spots of Shipley Glen and Baildon Moor with Bingley town centre approximately 1.5 miles distant with its range of shops and amenities, bars, restaurants and excellent road and rail links to many West and North Yorkshire business centres which include Bradford and Leeds.







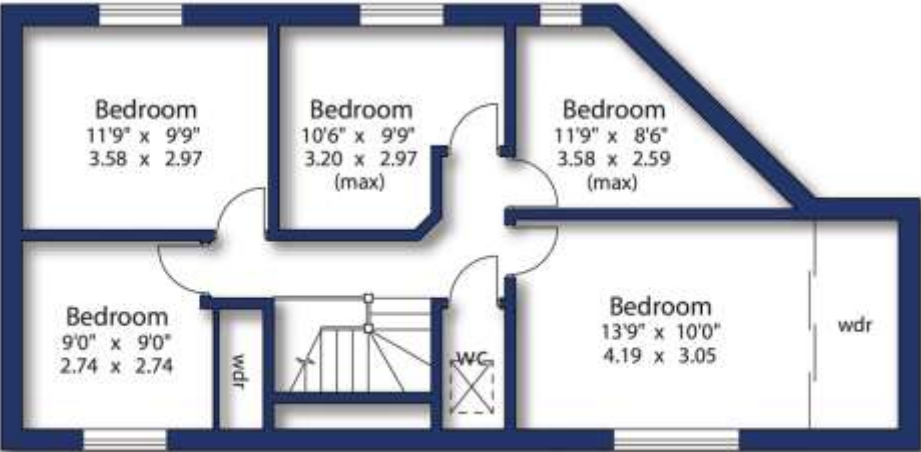
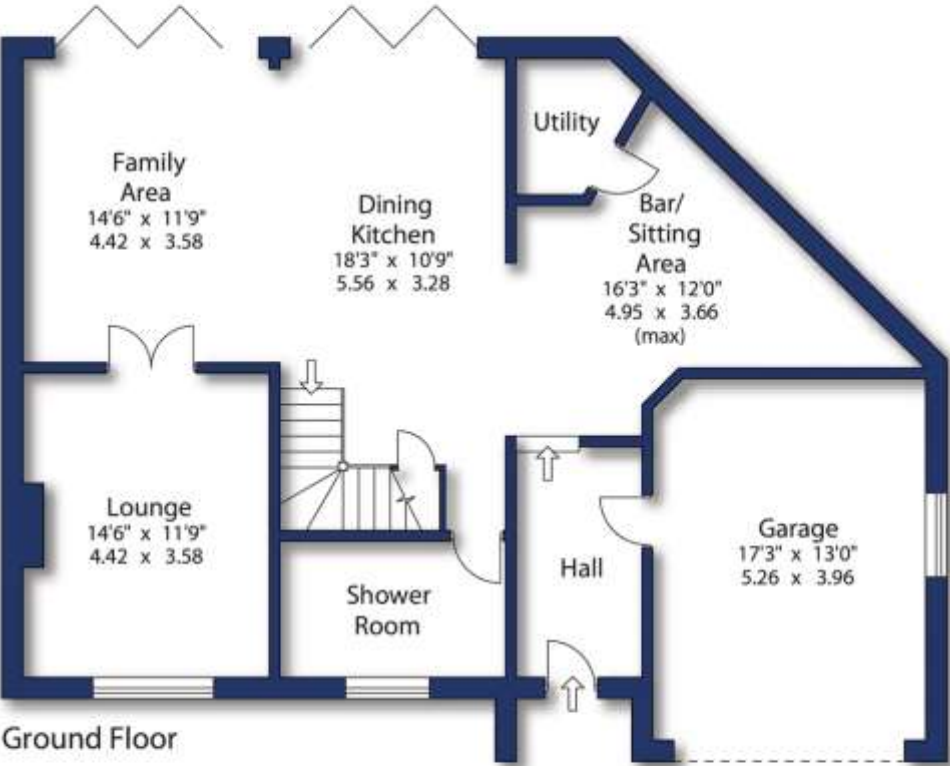








Floorplans





Directions

From Dacre Son & Hartley's Bingley office proceed up Park Road in the direction of Eldwick. On reaching the mini roundabout in Eldwick, turn right onto Warren Lane, proceed along Warren Lane through the mini roundabout turning right into Clarendon Road. Continue along Clarendon Road taking the first right onto Heaton Drive and right into Heaton Crescent and the property can be easily identified on the left by our For Sale board.

What3Words

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band D

Tenure, Services & Parking

- Freehold, main services, parking and garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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