



5 Warren Lane, Gilstead, Bingley, BD16 3LA

A fabulous two-bedroom detached bungalow which boasts an enviable Gilstead setting, a stunning rear garden and no-onward chain. An early viewing is highly recommended to avoid any disappointment.

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5 Warren Lane, Gilstead, Bingley, BD16 3LA

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

Guide Price: £245,000

Key Features

- Detached bungalow
- Offering no-onward chain
- Modern fitted kitchen
- Featuring two good-sized bedrooms
- Offering two reception rooms
- Useful attic space with potential to convert subject to planning
- Beautiful rear garden
- Driveway parking & single garage
- Desirable Gilstead setting

General Remarks

Set within a highly desirable Gilstead location is this superb two-bedroom detached bungalow which boasts an enviable garden plot, ample off-street parking, and huge potential to convert a generous attic space, (subject to planning), which is currently carpeted with a Sky Light and Pull down ladder and was previously used as a home study.

The spacious living accommodation briefly comprises of, entrance hallway, attractive modern recently fitted kitchen with appliances, generous lounge with wonderful garden aspect, formal dining room, two good-sized bedrooms which benefit from having lovely, fitted wardrobes, a modern house shower room.

To the front, a gated drive can be found which provides parking for multiple vehicles. The driveway extends down the side and leads to a useful single garage.



At the rear a stunning landscaped garden can be found which boasts a beautiful lawn with complementary shrubs and borders, and a superb patio seating area which makes for a wonderful relaxation and entertaining space.

The property is located within a highly regarded residential area within Gilstead, which is within close proximity to Bingley town centre. Bingley offers its residents an array of first-class amenities which include local shops, bars and eateries, excellent primary and secondary schools, and superb links to the immediate local area as well as a train service which commutes daily to the cities of Leeds and Bradford.







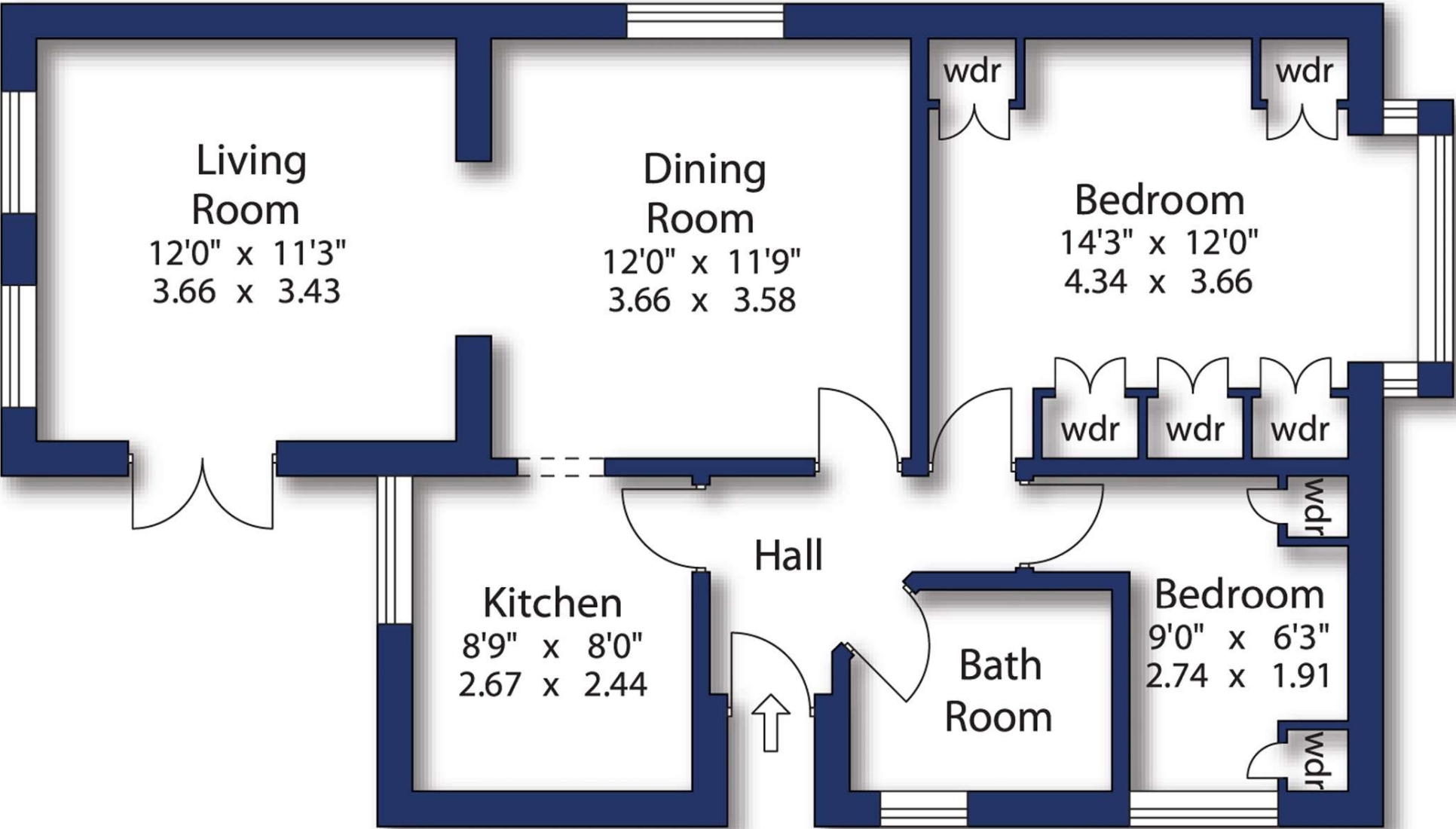






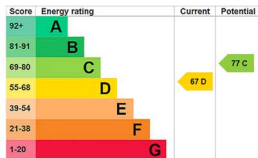


Floorplans





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Directions

From Dacre Son & Hartley's Bingley office travel up Park Road in the direction of Eldwick. On reaching the mini roundabout turn right onto Warren Lane and continue in a straight location, past the primary school where the property can be easily identified on the right hand side just before the bend.

What3Words diverged.fondest.seatbelt

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- Gated Driveway Parking & Single 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](https://www.gov.uk/government/organisations/the-environmental-protection-agency)

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.

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