



10 Barden Drive, Eldwick, Bingley, BD16 3PH

A stunning two bedroom semi-detached property which boasts stylish fittings and decor, a fantastic rear garden, and a highly desirable Eldwick setting. Making an excellent purchase for a wide variety of buyers, an early viewing is strongly encouraged to avoid any disappointment.

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

Offers Over: £220,000

Key Features

- Superb semi-detached
- Offering two double bedrooms
- Modern fittings
- Stylish decor
- Delightful rear gardens
- Driveway parking
- Desirable Eldwick location
- No-onward chain

General Remarks

A superb two bedroom semi-detached home which boasts stylish living accommodation, a fantastic rear garden and popular Eldwick setting.

The spacious living accommodation briefly comprises of stylish lounge, modern dining kitchen, two good sized double bedrooms and a contemporary house bathroom.

Externally the property boasts an attractive lawn frontage and private driveway parking to the side.

At the rear there is a fabulous lawn and patio garden, which is complemented further by beautiful plants, colourful shrubs and leafy trees. The garden itself makes for a wonderful relaxation and entertaining space.



The property is delightfully situated within the highly desirable village of Eldwick. Eldwick offers a range of shops and amenities, recreational areas and well respected primary schools. Bingley town centre is approximately 1.5 miles distant with its range of shopping facilities, bars, restaurants together with excellent road and rail links to many West and North Yorkshire business centres which include Bradford and Leeds.







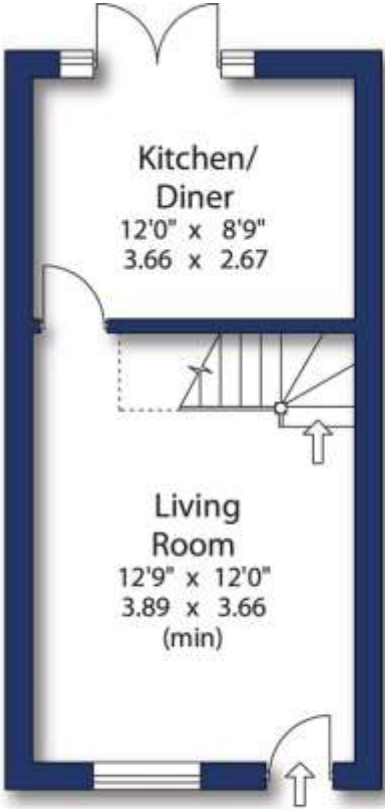




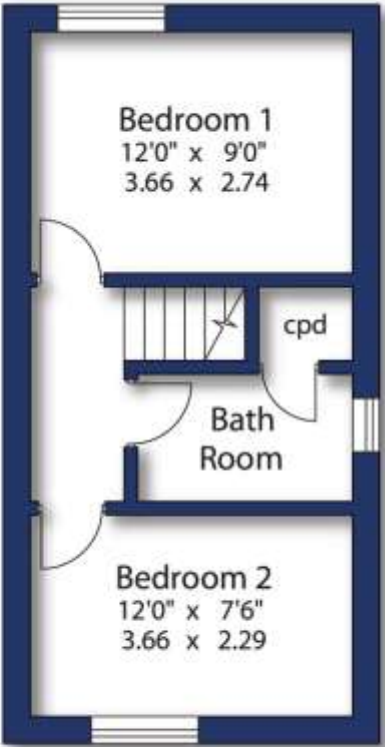




Floorplans



Ground Floor

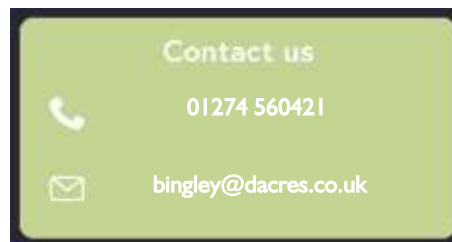
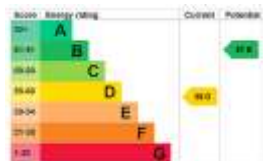


First Floor

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Directions

From Dacre Son & Hartley's Bingley office proceed up Park Road in the direction of Eldwick. At the mini roundabout at the top of Parkside turn right into Warren Lane turning second left into Timble Drive. Proceed along Timble Drive turning right into Barden Drive and the property will be identified by our for sale board.

What3Words celebrate.careless.scramble

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- Private Driveway Parking

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/checks/check-for-flooding-in-england)

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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