



34 Southway, Eldwick, Bingley, BD16 3EW

A delightful three-bedroom detached bungalow, which boasts a highly desirable Eldwick setting, spacious flexible living space, and a generous rear lawn and decked patio garden. Making a superb 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)

Guide Price: £339,950

Key Features

- Fantastic detached bungalow
- Boating an enviable Eldwick village setting
- Offering three good-sized bedrooms
- A spacious lounge with media wall
- Generous gardens
- Driveway parking
- Garage and EV charge point
- Enjoying superb views
- Potential to extend subject to planning

General Remarks

A deceptively spacious detached three-bedroom bungalow which offers huge potential for extension, subject to planning. Enjoying generous gardens, a superb modern lounge with recently installed media wall, this fantastic property will certainly appeal to both family home buyers and traditional bungalow buyers alike.

The spacious living accommodation briefly comprises, entrance hallway with cloakroom w/c, fantastic family lounge with feature media wall and dining area, a lovely traditional fitted kitchen, three good-sized double bedrooms and a contemporary be-spoke house shower room. There is also external access to a useful utility room.

Externally the property boasts an attractive lawn frontage, driveway parking, a single garage with EV charge point, and low maintenance pathways.



At the rear there is a generous lawn garden and fantastic decked patio seating area which makes for a wonderful relaxation and entertaining space.

The garden also offers huge potential for extension, subject to the relevant planning approvals. There is a currently active planning for a detached annex, further details of this can be found on the Bradford planning portal ref:26/00486/HOU.

The property is delightfully situated within the popular village of Eldwick. Eldwick and Gilstead offer 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.







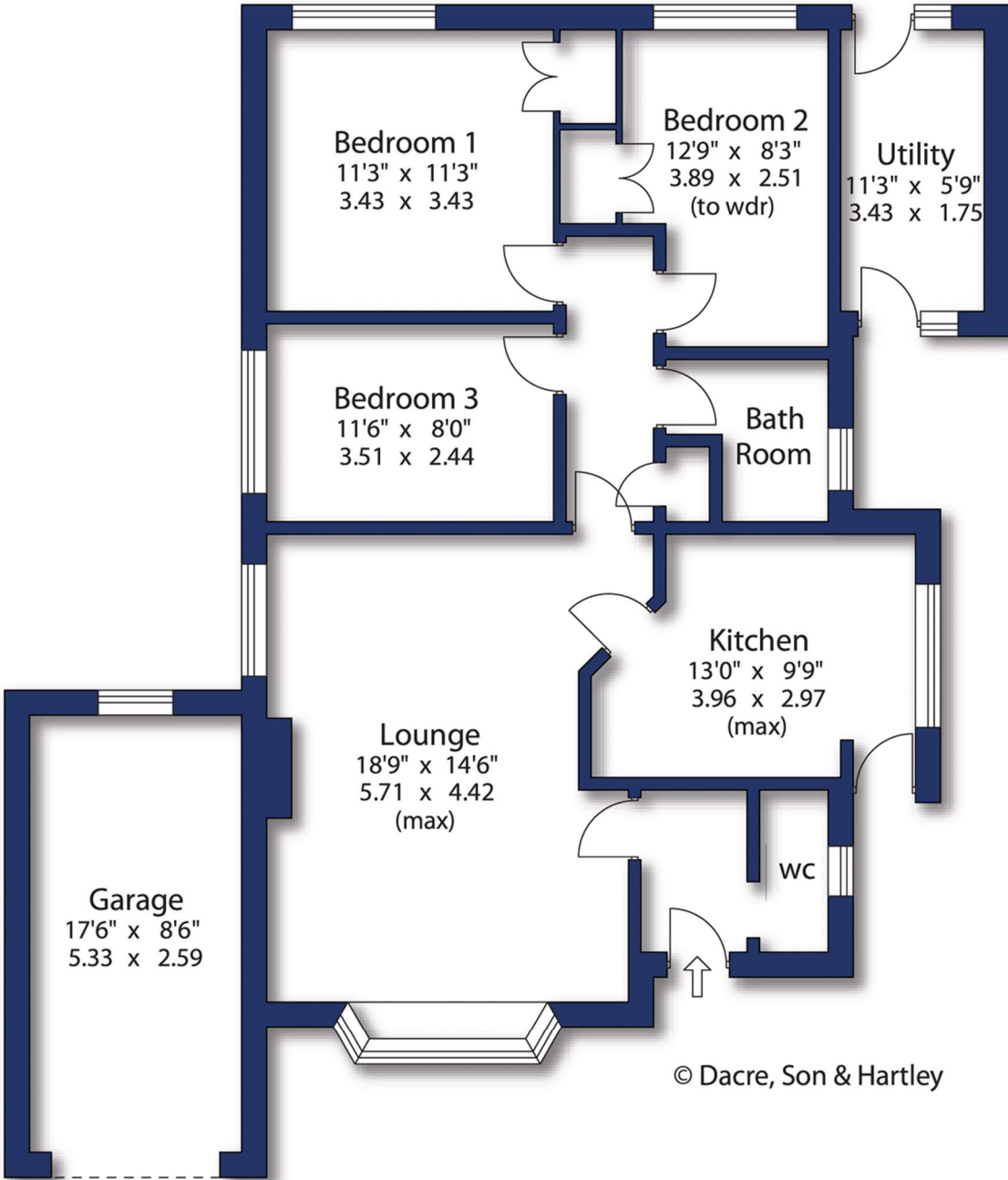






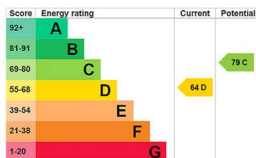


Floorplans





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bingley@dacres.co.uk

Directions

From Dacre Son & Hartley Bingley office proceed up Park Road in the direction of Eldwick. Upon reaching the mini roundabout proceed straight across into Otley Road taking the first right into Moorcroft. Follow Moorcroft around to the right and Southway is a turning on the left and the property will be seen on the left-hand side.

What3Words cheerily.campers.scream

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- Driveway Parking/ Garage/ EV Charger

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/collections/flood-risk-information)

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.

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