



7 Eldwick Croft, Eldwick, Bingley, BD16 3FB

An outstanding large four/five-bedroom stone built detached residence with additional one-bedroom detached Annexe offering high-quality family living accommodation standing in beautifully presented gardens and double garage delightfully situated within a first-class residential location. **NO CHAIN & FIRST TIME MARKETING**

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Bradford 5 miles, Skipton 14 miles, Leeds 20 miles (all distances approximate)

Guide Price: £795,000

Accommodation

- Outstanding detached home
- Four/ Five bedrooms, Four reception rooms
- Beautifully presented
- High-quality kitchen, bathroom and en suite
- Versatile and flexible family living accommodation
- Superb private gardens, large driveway & Double Garage
- Separate detached Annexe for dependant relative
- Prestigious residential location

General Remarks

Delightfully situated within a prestigious residential location is a high calibre four/five-bedroom executive style detached home providing excellent family living accommodation. The property is built to a very high specification throughout and includes quality kitchen, bathroom and en-suite facilities together with gas heating, UPVC sealed unit double glazing, and fitted alarm system. The property offers spacious and versatile living accommodation and includes a separate detached one bedroom annexe or teenage suite for a dependant relative or perhaps Air B & B purposes subject to relevant regulations. Indeed, an internal inspection is essential to appreciate the quality of the accommodation on offer.

The property briefly comprises reception hall, spacious lounge, dining room with patio doors to the garden, breakfast kitchen with range of high quality fitted base and wall units and integrated appliances, utility and cloaks, orangery, family room, study or bedroom five. First floor master bedroom with superb en suite, three further bedrooms and quality large bathroom.



Outside the property is complemented by a superior corner plot with beautifully presented gardens to the front with large driveway and double garage. The property is further enhanced by excellent private gardens to the rear with paved patio area, sitting area, lawn, all enjoying a pleasant aspect.

The property is delightfully situated within the prestigious village of Eldwick. Eldwick village offers 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.







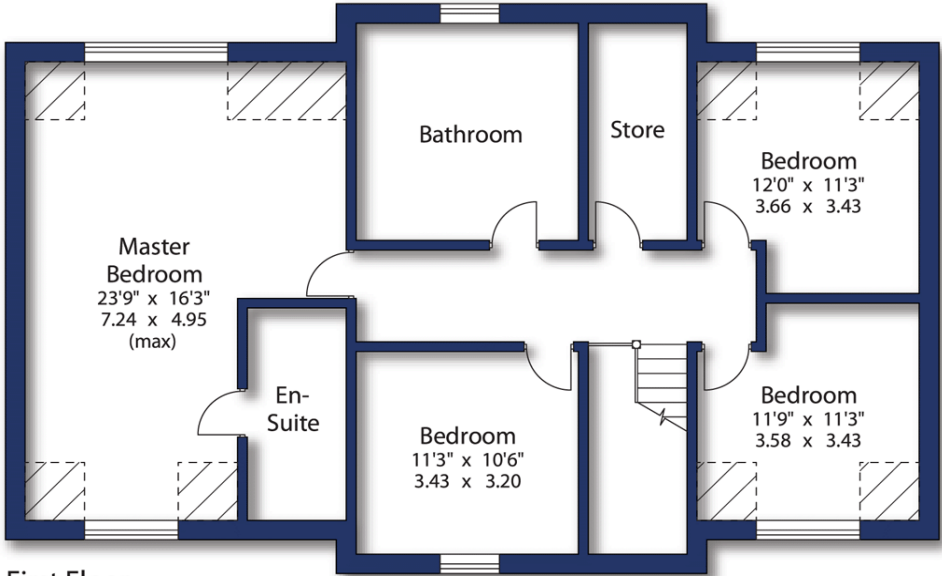




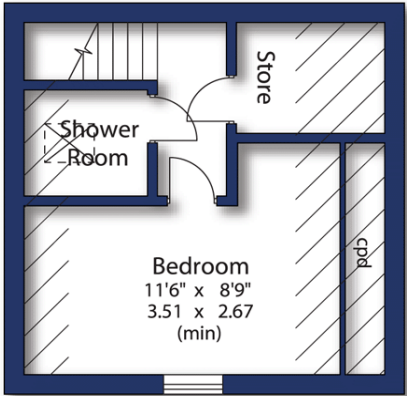




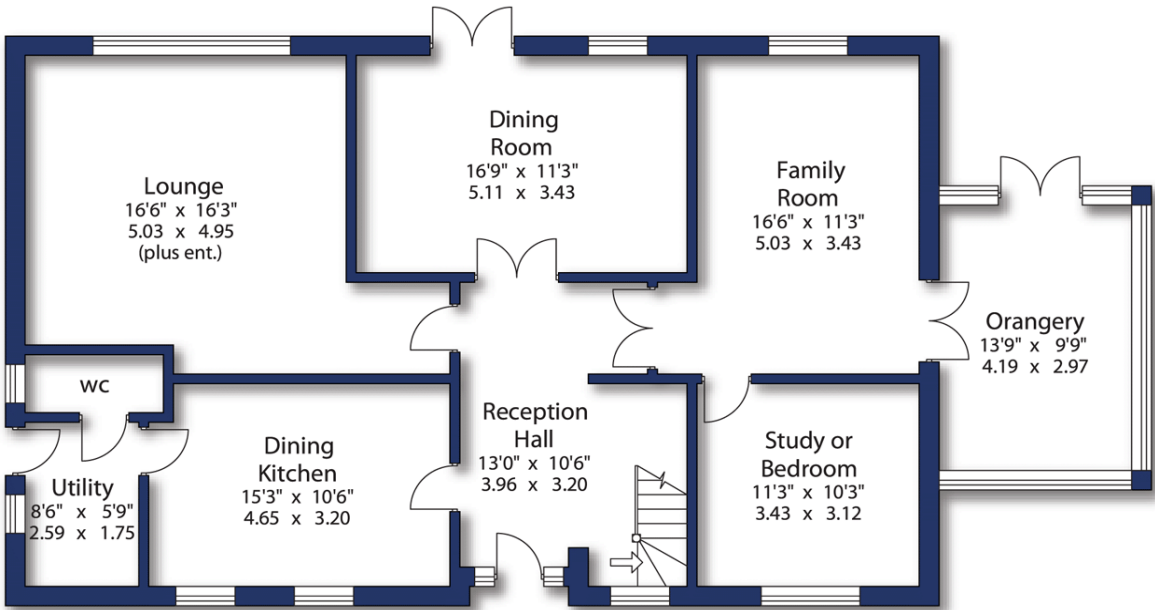
Floorplans



First Floor

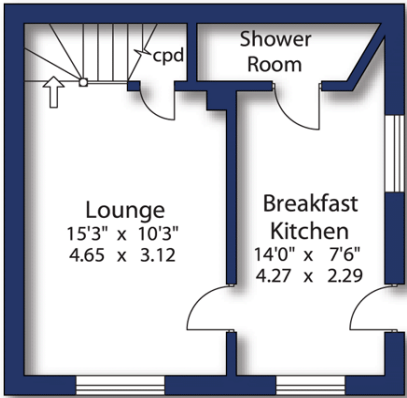


First Floor



Ground Floor

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Ground 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, continue straight ahead into Otley Road and then turn right into Eldwick Croft where the property will be easily identified by our for sale board.

What3Words

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band is currently F

Tenure, Services & Parking

- Freehold, Main services, garage and 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](#)

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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