

HUNTERS®

HERE TO GET *you* THERE



Grange Road

Eldwick, Bingley, BD16 3DH

£1,350 Per Calendar Month



Finished to a high standard this, semi detached property, briefly comprises, entrance hall, open plan living with spacious living area with bay window, dining area with patio doors leading to the garden, modern kitchen, two double bedrooms, single bedroom and modern bathroom with shower over bath. Outside, the property benefits from gardens to front and rear with driveway. EPC rating C.

****A Deposit Alternative means** instead of paying a traditional five weeks security deposit (or six weeks where the annual rent exceeds £50,000), you pay a fee of one week's rent +VAT (minimum £120 + VAT) to become a member of a deposit free renting scheme which can significantly reduce the up-front costs. This fee is non-refundable and is not a Deposit. Any outstanding costs or damages will be payable by the Tenant(s) at the end of the tenancy.



Entrance Hall 5'1" x 8'1" (1.54 x 2.47)
With white painted walls, wood effect grey laminate flooring, security alarm system, radiator and light point.

Living Area 9'11" x 24'5" (3.03 x 7.44)
With white painted walls, wood effect grey laminate flooring, patio doors to garden, bay window to front elevation, two radiators and two light points.

Kitchen 8'0" x 13'5" (2.43 x 4.08)
With white painted walls, wood effect grey laminate flooring, grey kitchen units, grey laminate worktops, glass splash back, stainless steel sink and mixer tap, gas hob, electric oven, space for a Fridge, freezer and washing machine, radiator and spot lights.

Master Bedroom 10'1" x 14'2" (3.07 x 4.31)
With white painted walls, brown carpet, fitted cupboard, bay window, radiator and light point.

Second Bedroom
With white painted walls, brown carpet, radiator and light point.

Third Bedroom 6'7" x 7'7" (2 x 2.3)
With white painted walls, brown carpet, radiator and light point.

Landing 5'1" x 6'5" (1.55 x 1.95)
With white painted walls, brown carpet and light point.

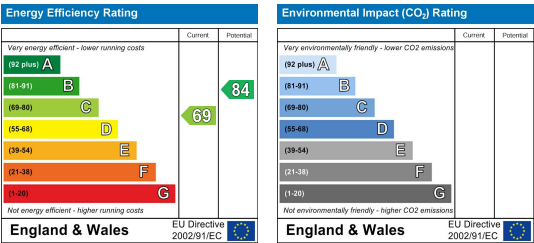
Bathroom 4'11" x 6'4" (1.49 x 1.93)
With part beige tiled walls, part brown mosaic feature tiled walls, beige tiled floor, three piece bathroom suite in white, mixer shower over bath with shower screen, mirrored cabinet, chrome towel ladder and spotlights.

Rear Garden
Laid to lawn with patio area and various shrubs.

Area Map



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.