



## Sheriff Lane, Eldwick, Bingley, BD16 3ER

- Site Area is 0.09 ha (0.225 acres)
- Large Garden / Potential Building Plot
- Viewing is a Must
- Detached Bungalow
- Potential Plans on Request
- Prime Location

**Asking Price £595,000**



# Sheriff Lane, Eldwick, Bingley, BD16 3ER

## DESCRIPTION

Excellent development potential in a superb position with bungalow now in need of refurbishment. Set within a large plot ripe for development.

Offered for sale is a rare and highly attractive development opportunity in one of Eldwick's most sought-after residential locations. Occupying a substantial plot extending to approximately 0.09 ha (0.225 acres), the property presents clear potential for redevelopment, replacement dwelling, or further development within the grounds, subject to the necessary planning consents.

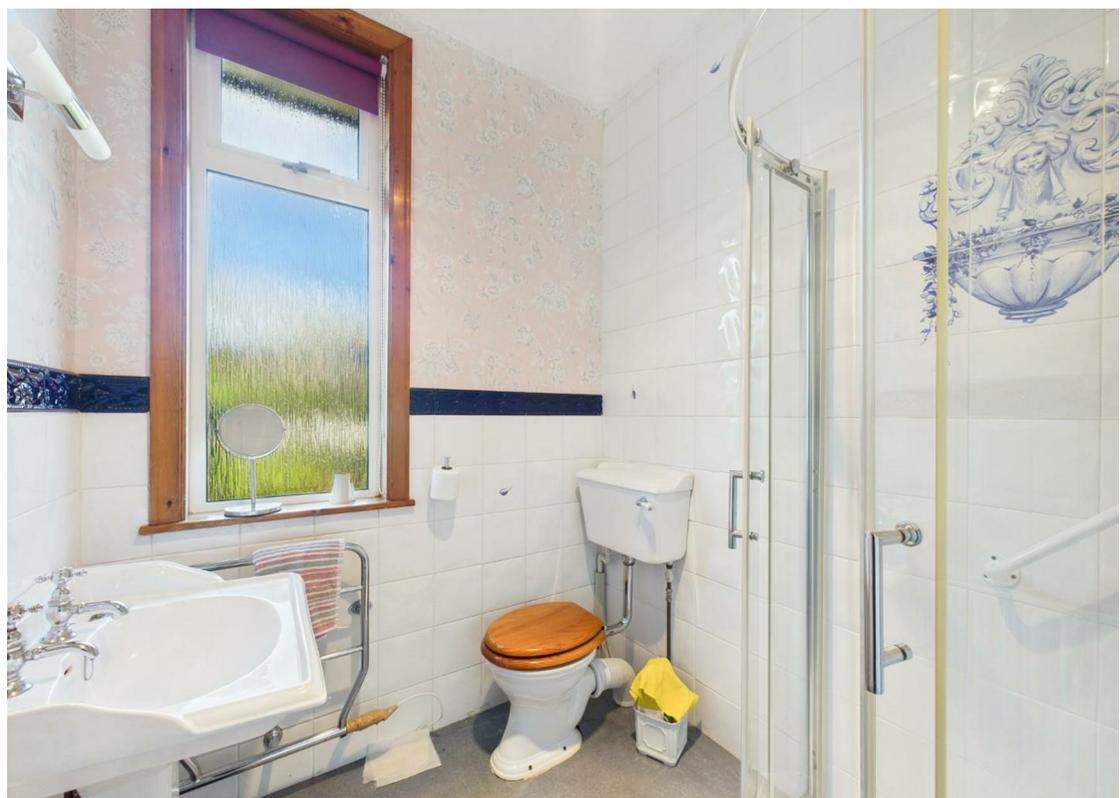
The existing three-bedroom bungalow is now in need of refurbishment, providing scope for enhancement or reconfiguration. Alternatively, the generous plot size and established residential setting may lend itself to more comprehensive redevelopment, making this an appealing proposition for builders, developers and investors seeking a well-positioned scheme with strong resale potential.

Situated on the well-regarded Sheriff Lane adjoining Glen Road, the site benefits from close proximity to local amenities including a post office, public houses, eateries and independent shops. Bingley town centre is easily accessible, with rail connections to Leeds and the wider network, enhancing the site's long-term market appeal.

The property currently comprises three well-proportioned bedrooms, two reception rooms, garage and driveway. The substantial rear garden has been subject to initial feasibility studies, with further information available upon request.

Opportunities of this nature, combining location, plot size and development scope, are seldom available in this established and desirable area.







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
113.3 m<sup>2</sup>  
Reduced headroom  
1.7 m<sup>2</sup>

(1) Excluding balconies and terraces

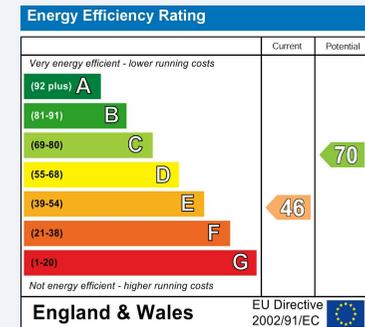
Reduced headroom  
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

### Viewings

Please contact [bingley@hunters.com](mailto:bingley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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