







# Gilstead Lane, Gilstead, Bingley, West Yorkshire, BD16 3LH

- Superbly Appointed
- Gardens to Front and Rear
- Excellent Village Location
- Close to Transport Connections
- EPC Rating D
- One Bedroom
- Contemporary Styling
- Well Proportioned Accommodation
- Viewing Essential
- Council Tax Band C

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## Asking Price £210,000

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## DESCRIPTION

A very well presented and spacious one bedroom cottage, pleasantly located in a highly desirable village which is ideally positioned for a host of amenities, transport links and recreational facilities.

The mature home, which must be internally inspected to be fully appreciated comprises; entrance hall, well proportioned lounge with feature log burner, and useful under stairs storage cupboard and contemporary kitchen with access to the rear garden to the ground floor. To the first floor is a good size double bedroom and impressive house bathroom. With scope to extend under planning reference 22/03894/HOU the property is likely to appeal to a wide range of potential purchasers.

Eldwick and Gilstead are highly sought after residential villages on the periphery of Bingley. Bingley town centre is a short drive away. It offers a broad range of every day amenities, large chain supermarkets, many independent retailers, and superb coffee shops and cafes as well as the station which offers direct rail links to Leeds, Bradford and Skipton.









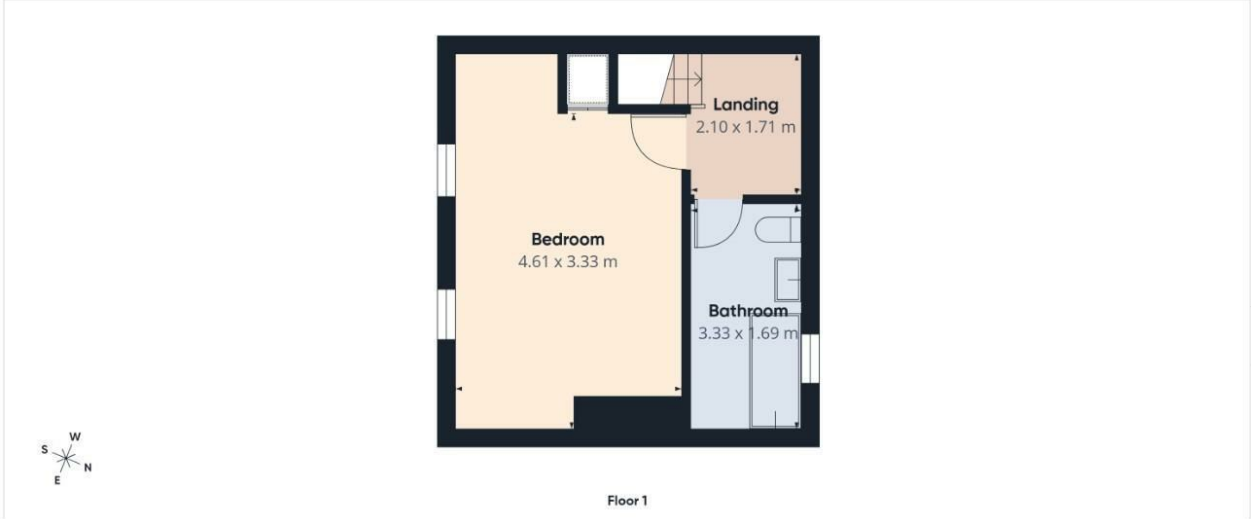











Approximate total area(1)

58.7 m²

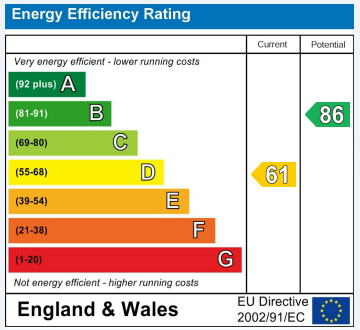
(1) Excluding balconies and terraces

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,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.

The Property Ombudsman

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