



Swan Avenue, Eldwick, Bingley, BD16 3PL

- Beautifully Appointed Family Home
- Two Bathrooms
- Contemporary Styling Throughout
- Well Positioned for Amenities
- EPC C
- Three Bedrooms
- Superb Residential Location
- Landscaped Gardens to Rear
- Off Street Parking and Garage
- Council Tax Band C

Asking Price £299,950



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DESCRIPTION

This beautifully appointed and immaculately presented, three bedroom end town house, will only be fully appreciated upon an internal inspection. Situated in a most popular and convenient residential location, and is ideally positioned for local schools, recreational facilities, transport connections and local village amenities.

The most attractive home comprises; entrance in a half entrance hall with WC, a stunning and comprehensively equipped kitchen, and a spacious lounge with French doors to the rear garden. To the first floor are three bedrooms with bedroom one offering en suite shower facilities and modern house bathroom. Externally is a an excellent sunny facing rear garden, with decked and patio areas, off street parking to the front and planted and lawn area, there is further parking to the rear and garage block.

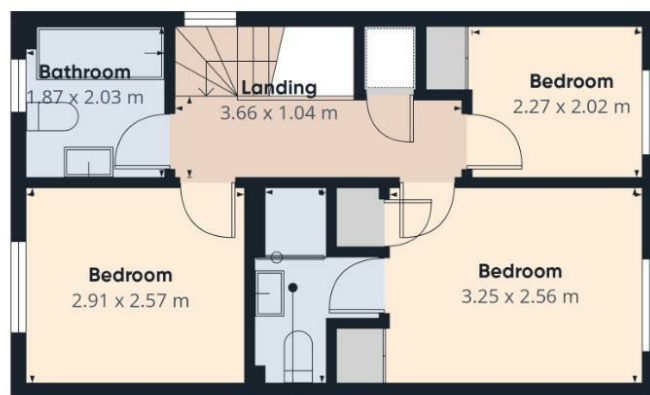
Eldwick is a first class residential village and offers excellent amenities, there is convenient access to Bingley, where there is a broader range of every day amenities and a station which provides frequent, direct rail service to Leeds, Bradford and Skipton.







Floor 0



Bathroom
0.89 x 2.57 m

Floor 1

Approximate total area⁽¹⁾
69.2 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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Viewings

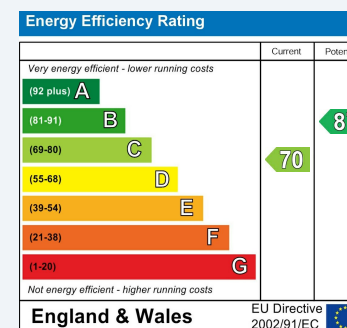
Please contact bingley@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.