

# HUNTERS®

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## Clarendon Road

Eldwick, Bingley, BD16 3DJ

Asking Price £495,000



A chain free opportunity to acquire a superbly maintained five bedroom detached home, which occupies an enviable plot in an extremely popular and sought after residential location, it is well positioned for local amenities, schools and recreational facilities therefore a viewing comes highly recommended.

Offering well proportioned accommodation over two well planned floors the most attractive home can only be fully appreciated upon an internal inspection, it comprises; entrance porch, entrance hall, with shower room and wc, a good size lounge with feature fire place, incorporating a study area to the rear and double door access to the rear garden, a spacious dining room, and a modern kitchen completing the ground floor. To the first floor are four double bedrooms, with the fifth being an occasional single bedroom or further study, and the house bathroom. Externally are gardens to the front, side and, rear plus off street parking and an attached single garage. Enjoying a a good degree of screening, the home takes full advantage of the corner plot.

Eldwick is a highly sought after and well regarded location, it offers many village amenities, and the property is within comfortable walking distance of Eldwick primary school, the catchment for Beckfoot and offers convenient access to Bingley from where there are direct rail links to Leeds, Bradford and Skipton. It is considered to be within daily commutable distance of many West Yorkshire business centres.



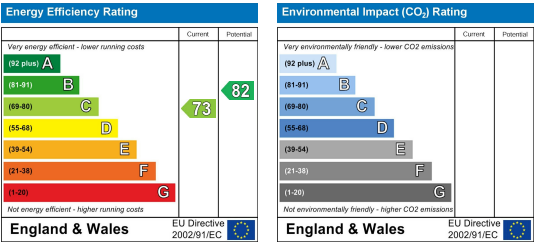
## Area Map



## Floor Plans



## 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.