

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Rombalds Drive

Gilstead, Bingley, BD16 3NB

Asking Price £365,000



A superbly appointed and beautifully maintained three bedroom extended detached bungalow situated in a peaceful cul de sac, which enjoys stunning views to the rear.

Situated on Rombalds drive in a level plot and being well positioned for the local amenities and transport connections, this is a most attractive home, all at ground floor level.

The home which should be viewed in order to appreciate the generous living accommodation comprises; recessed entry into a spacious T shaped hallway, that provides separate access to each of the rooms, integral doorway to the garage which contains a utility room with double drainer sink unit, a spacious lounge with dining alcove, a well equipped dining kitchen with integrated appliances, three double bedrooms with bedroom one enjoying a range of fitted furniture and ensuite shower facilities, and a modern house bathroom. Externally is a low maintenance paved patio to the rear which enjoys impressive views across the Aire Valley. To the front is a double width driveway for two vehicles, plus lawn and planted borders.

Gilstead is a first class residential village which offers many every day amenities, and ample recreational facilities. Bingley town centre, which is a short distance away provides a range of large chain super markets, independent retailers and a frequent, direct rail service to Leeds, Bradford and Skipton.



N.B.

Note: Successful buyers will be required to complete ID and anti-money laundering checks. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service £48 inc. VAT per buyer. Once this is paid to Coadjute and all checks completed, we will then be able to mark the property Sold Subject to Contract. The cost includes obtaining relevant data and any manual checks and monitoring which might be required. Hunters will receive some of the fee taken by Coadjute to compensate for its role in providing these checks.

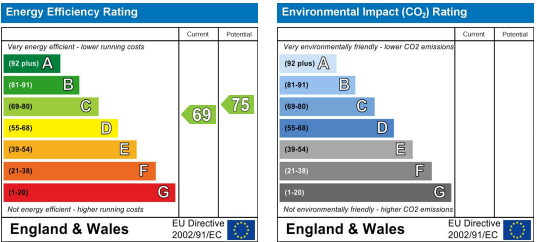
Area Map



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.