

# HUNTERS®

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**3 Eldwick Hall Farm, Sanctuary Way, Bingley, BD16 3LX**

**Asking Price £495,000**

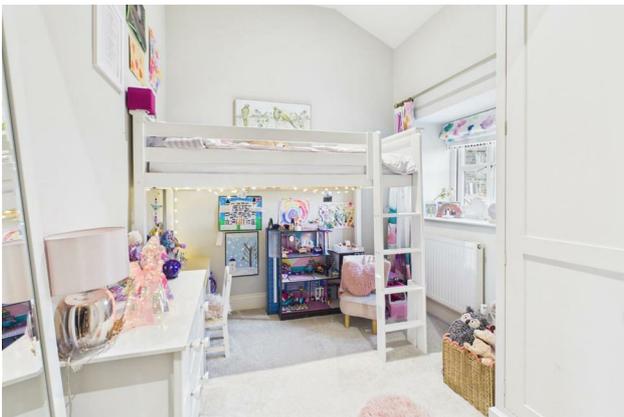
**Property Images**



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## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Character Property Beds: 3 Bathrooms: 1 Receptions: 1  
Tenure: Freehold

Discreetly positioned on the fringe of Eldwick, this delightful character home on Sanctuary Way offers a unique blend of traditional features and modern convenience. With three well-proportioned bedrooms, this home is perfect for families or those seeking the best of that sought after village feel, blended with rural charm.

The mature home comprises; entrance hall, with cloakroom/WC, a well equipped utility space plus useful storage cupboard, a spacious living room with feature log burner, which provides a warm and welcoming atmosphere has ample space to dine and offers access to the low maintenance rear garden, whilst the comprehensively equipped kitchen completes the ground floor. The property boasts two contemporary bathrooms, ensuring comfort and practicality for everyday living. The village fringe location enhances the property's character but also offers picturesque views of the surrounding landscape. yet is still within comfortable driving distance of the local amenities.

Eldwick is one of Bingley's premier village locations and provides many amenities, transport connections and recreational facilities. It is well positioned for well regarded schools and is considered to be within daily commutable distance of many principle West and North Yorkshire business centres.

## Features

- Superb Hamlet of Quality Homes • Three Excellent Bedrooms • Two Excellent Bathrooms • Will Likely Appeal to a Variety of Buyers • Village Fringe Location • Courtyard Parking • Garden to Rear • Viewing Essential • EPC Rating • Council Tax Band D