



## Timble Drive

Eldwick, Bingley, BD16 3PQ

Asking Price £275,000



Offered to the market with no onward chain is a very well presented three bedroom semi detached home which is situated in the heart of the popular village of Eldwick. Being very well positioned for a host of local amenities, the highly sought after local primary and secondary schools and convenient transport connections, a viewing does indeed come highly recommended.

The impressive home, which offers any would be purchaser a good degree of flexibility comprises; entrance into lounge, open plan dining room and kitchen with conservatory/sun room to the ground floor. To the first floor, the landing gives access to three bedrooms with the master having wardrobes and modern house bathroom. Externally are enclosed gardens to the rear, a lawn to the front, and off street parking.

Eldwick is a highly desirable village and offers exceptionally convenient access for the commuter, Bingley town centre is approximately 1.5 miles distant from where there is a direct rail service to Leeds, Bradford and Skipton. Bingley offers a broad range of everyday amenities, larger chain supermarkets, independent retailer and many quaint eateries.



## 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.

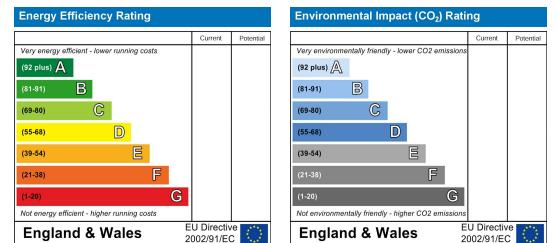
## Area Map



## 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.