



TIMBLE DRIVE,
ELDWICK, BINGLEY,
BD16 3PQ
£170,000

2 Bedroom House



Attention FIRST TIME BUYERS looking in the village of ELDWICK. This TWO DOUBLE BEDROOM, SEMI DETACHED HOUSE has been well looked after and loved. The house enjoys a MODERN BATHROOM and KITCHEN/ DINER. The house also has private parking and a DETACHED GARAGE; come and take a look today!

Eldwick is a village at the top of Bingley, backing onto the beautiful and scenic Baildon Moor! This very sought after area has a fantastic mix of properties, ranging from 1800's farmhouses to modern luxury developments; but still manages to retain the privacy and desirability which has put Eldwick on the map! The location is approximately 1.5 miles distant from Bingley town centre which offers a range of shops, amenities, bars, restaurants and well respected primary and secondary schools. Bingley is also well served by excellent road and rail links to other West and North Yorkshire business centres which include Skipton, Ilkley, Bradford and Leeds.

Accommodation

Ground Floor

Living Room

Accessed to the front of the house is the large living room. This is a warm and cosy room which has been very well maintained by the current owners. With ample space for two good sized sofas; and leaving plenty of floor space afterwards, this room is as versatile as it is large. The whole room is illuminated nicely by a front facing window and there is a storage cupboard under the stairs.

Kitchen/ Diner

To the rear of the house is the kitchen/ diner which can be accessed via a rear external door. The kitchen/ diner is a well laid out room, with tasteful wall and base units hugging two of the walls, leaving ample space left for a four seater dining table.

First Floor

Master Bedroom

On the first floor, to the rear is the master bedroom. This room is a very good sized double, with great views over the rear garden. This well-proportioned room is a good master bedroom and has built in wardrobes which run the full depth of the room along the adjacent wall and above the bed.

Second Bedroom

The second bedroom is to the front of the first floor and is a well-proportioned double bedroom. It is a good size and is currently utilised as a guest bedroom, this room could easily be mistaken for the master bedroom as the sizes are similar.

House Bathroom

The house bathroom is also located on the first floor and has a very modern white three piece suite consisting of a toilet, hand basin and a bath with overhead shower. There is a side window providing natural light and there is a large storage cupboard too.

Exterior/ Gardens

Externally to both sides there are good sized gardens. The garden to the roadside (accessed outside the living room) is laid mostly to lawn with well-established flower beds. Down the driveway which provides ample space for two/ three cars tandem there is access to the garage. The rear garden is low maintenance and is mostly paved, with a nice decked area and a pond/ water feature set into the decking. There is an additional gravelled section at the end of the garden for storage/ sitting too.

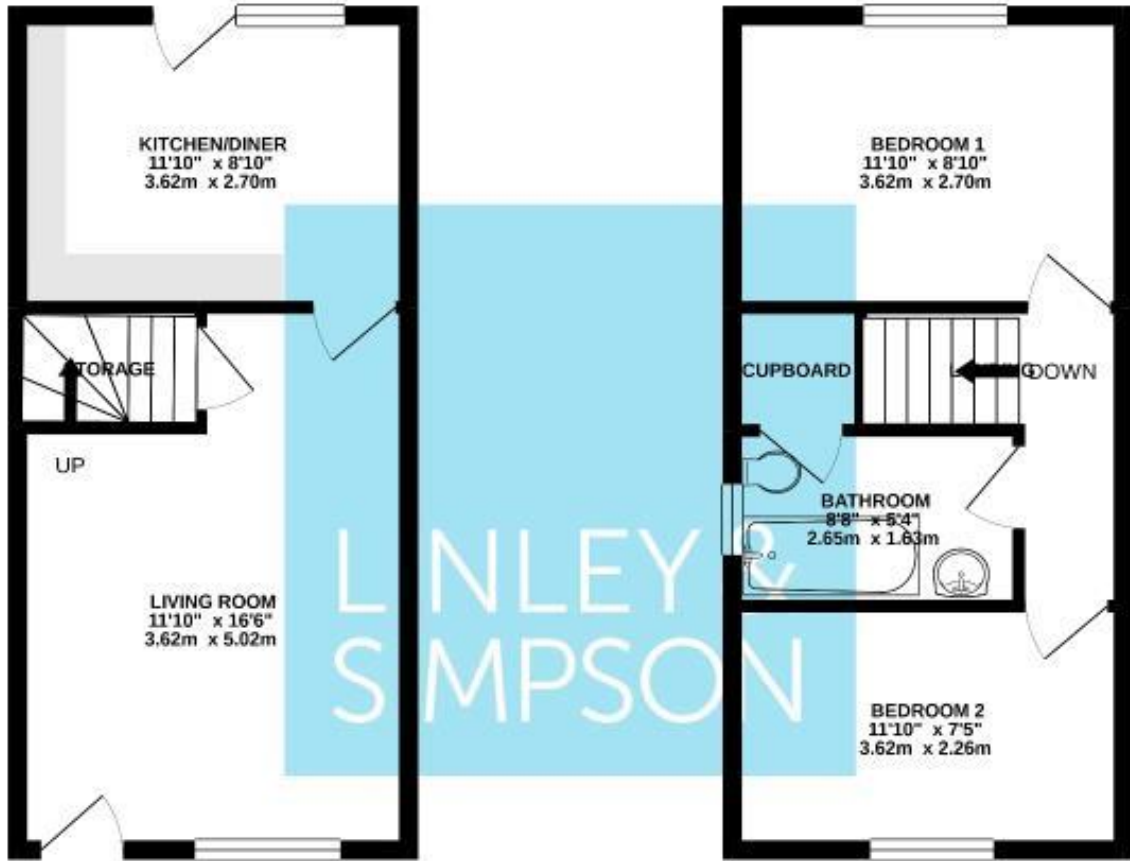
Detached Garage

There is a detached garage being sold with the house which is a great handy storage space with an up and over garage door at the front and an additional side door too.



GROUND FLOOR
301 sq.ft. (27.9 sq.m.) approx.

1ST FLOOR
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA - 602 sq.ft. (55.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			89
(69-80) C				(69-80) C		70	
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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