



GRANGE ROAD,
BINGLEY, BD16 3DH
£250,000

3 Bedroom House
EPC Rating: D

LINLEY &
SIMPSON

A PERFECT FAMILY HOME. This three bedroom family home is available now! Located in the heart of Eldwick village; a stones throw from shops, amenities and commuting links, this house is in a private location and also benefits from the views of rolling countryside which you expect in Eldwick. A modern, stylish and bright home with comfortable living space in a stunning location.

Eldwick is a village at the top of Bingley, backing onto the beautiful and scenic Baildon Moor and Ilkley 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

FRONT ENTRANCE HALL

Access via the front door leads to a welcoming hallway. There is also an under-stairs store cupboard; there is never too much storage space in a family home.

LIVING ROOM 14'0" X 12'1" (4.27 X 3.68)

There is a very large living room at the front of the ground floor which is a very nice reception room. There is a large front facing bay window which not only floods the room with natural light but also provides a lovely view of the Aire Valley and St Ives Estate beyond: rolling with open fields and farmland.

DINING ROOM 10'4" X 9'6" (3.15 X 2.90)

The dining room is accessed open plan from the living room from an archway towards the rear of the house. There is access from the dining room into the kitchen and also there are double glass doors into the rear sunroom/ snug.

FAMILY ROOM/ SNUG 14'8" X 6'4" (4.47 X 1.93)

To the rear of the dining room, is a lovely snug/ family room/ reception room which has sliding patio doors leading out onto the rear block paved patio and garden, and there is also a side external door leading to the driveway. Overlooking the rear garden, this room is a little gem and can be used as a TV room for the children or an escape to relax.

KITCHEN 11'6" X 6'11" (3.51 X 2.11)

Accessed via the ground floor hallway at one side and from the dining room too is the tasteful and in-keeping kitchen which benefits ample counter space and plenty of wall and base units. Like the rest of the house there is a really nice feeling of light in this room; the large side window illuminates the room.

FIRST FLOOR

MASTER BEDROOM 13'9" X 10'6" (4.19 X 3.20)

The master bedroom is a fantastic room with a large bay window facing out on to the front aspect mirroring the living room below, but with even better elevated views of the valley in the distance. The bedroom; like the rest of the house is a very well proportioned size.

BEDROOM TWO 10'6" X 9'3" (3.20 X 2.82)

The second largest bedroom is rear facing, looking out over the fantastic garden and is a large double bedroom, currently laid out as a generous single with lots of built in storage space.

BEDROOM THREE 7'11" X 6'11" (2.41 X 2.11)

The third bedroom is a lovely space and is a respectably sized single bedroom facing the front aspect. A bright room that embraces daylight and height with plenty of storage space.

HOUSE BATHROOM

The house bathroom is a fantastic room which also feels very light and bright, it houses a four-piece suite, and is a very large size which compliments the bedrooms and the reception space in the rest of the house.

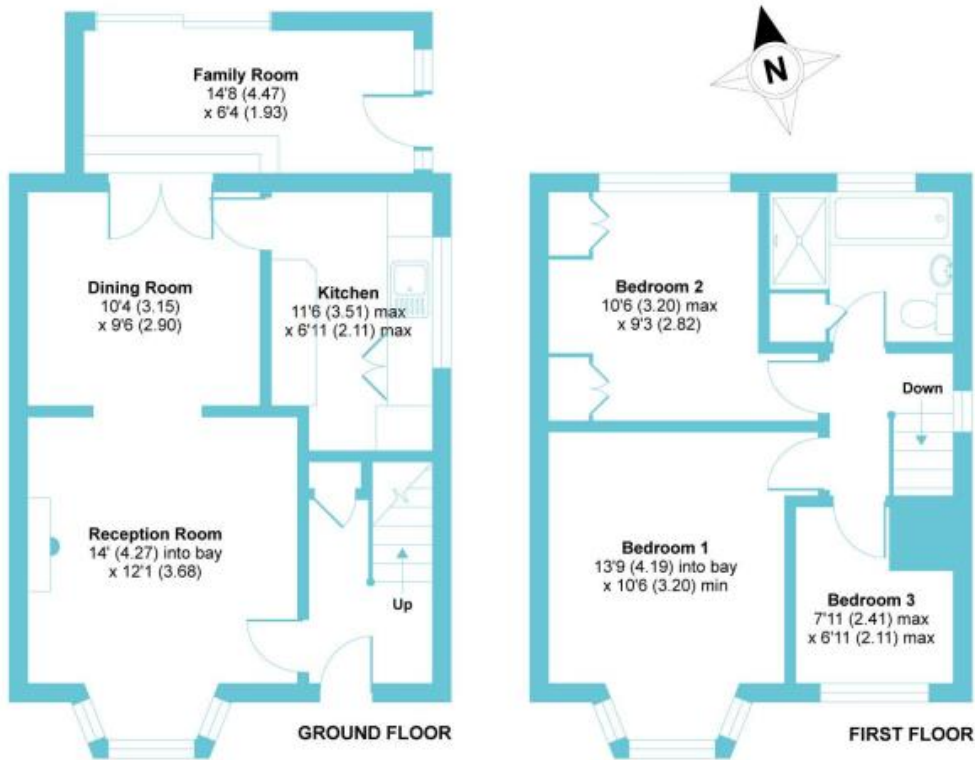
EXTERNALLY

Externally to the front there is a well established garden with driveway stretching from the front garden to the detached garage in the rear. Along the side of the house there is off street parking for three or more cars on the vast driveway. The detached garage is a double garage in tandem layout (which just goes to show how long the garden is) the garage has electricity and lighting inside and subject to planning permission could even potentially be converted. The rear garden is private and enclosed with a block paved patio leading to the rear of the house, and then the main garden is lawned.



Grange Road, Bingley, BD16

APPROX. GROSS INTERNAL FLOOR AREA 906 SQ FT 84.1 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	60	77	72
		53	
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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