



Prospect House,
Heights Lane, BD16
3AG

Offers In Excess Of
£950,000

5 Bedroom House

EPC Rating:

LINLEY &
SIMPSON

*****Stunning Family Home In Sought After Location***** Linley & Simpson are more than delighted to bring to market this double fronted five bedroom detached family home with attached two bedroom cottage in one of the most enviable positions just off Heights Lane, Eldwick. The house has a grand entrance hall, multiple reception rooms, with much of the original features still in situ, such as high ceilings, skirting boards and cornicing, adding to the character of the property. The house provides spacious accommodation throughout, as well as fantastic outside space with large front garden with pond, rear walled garden, a field and ample parking.

The house is accessed from Heights Lane via a private gated driveway alongside the gardens/fields leading to the property.

Briefly the property comprises an entrance hall, a living room and separate dining room both with large double glazed bay windows, an open plan kitchen/diner, with the central feature of the room being the Aga. Prospect House has three double bedrooms to the first floor, en-suite to the main bedroom, and a further two double bedrooms (one en-suite) to the second floor with one currently used as a snooker room.

Additionally, the property has a two bedroom cottage partially integrated within the main house and could be re-introduced to increase the ground floor space of the main house. There are also substantial cellars to the lower ground floor of both properties.

The more than generous outside space includes a beautifully maintained front garden with original Victorian pond, a walled garden to the rear.

Prospect House is currently under-going further construction of a side extension to include utility room, entrance hall, w/c to the ground floor with garden room and roof terrace above. Due to be completed in near future.

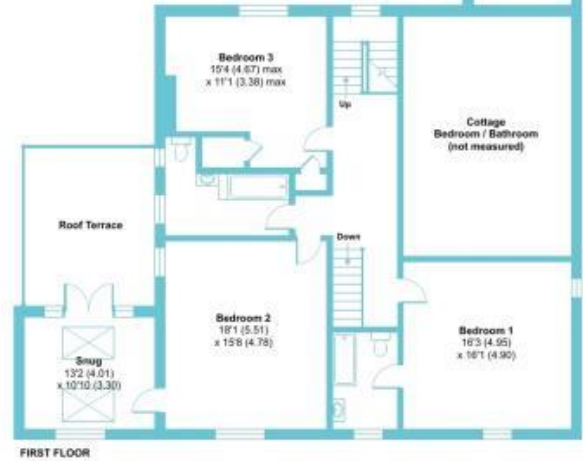
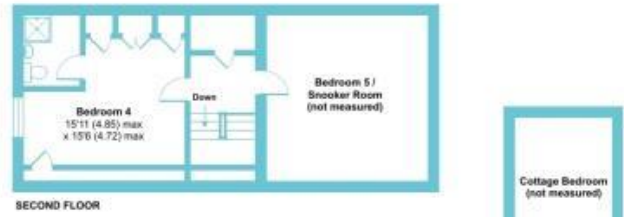
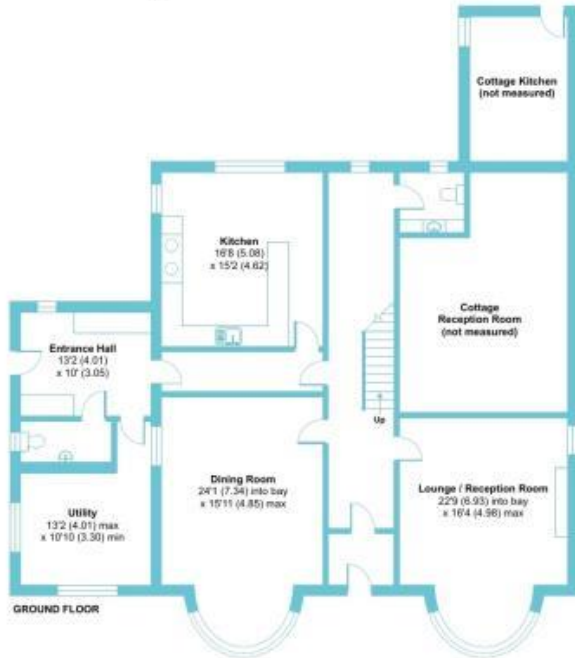
This property is one of a kind with fantastic space both internally and externally, early internal inspection recommended to fully appreciate!



Heights Lane, Bingley, BD16

Approximate Area = 3356 sq ft / 311.7 sq m (Excludes Cottage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Linley & Simpson, REF: 640320

AGENTS NOTES:

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