

FOR SALE

£259,950 Freehold



2 Saltaire Road, Eldwick, Bingley, West Yorkshire. BD16 3EX

- Semi Detached Bungalow - 3 Bedrooms
- In Need of Full Refurbishment - Envious Quiet Location
- 2 Reception Rooms - Utility Room
- Large Ground Floor Bathroom
- Parking & Double Garage - No Seller Chain



PROPERTY DESCRIPTION

Occupying an enviable position in Eldwick Village and situated in a quiet back water with views of Shipley Glen and surrounding area.

In need of full refurbishment is this elevated 3 bedroom semi detached bungalow. Briefly comprises; hallway, lounge, dining room, kitchen, utility room and large bathroom to the ground floor. Three bedrooms to the second floor. Outside, there is off road parking and double garage. Tiered gardens to the front and rear.

Offered with no Seller chain, therefore a quick completion can be achieved. Council tax band C. Viewing highly recommended to appreciate the location and the potential of the property on offer.



ROOM DESCRIPTIONS

Entrance

Part glazed entrance door to the front having feature stained leaded glass. Laminate floor, radiator and wall light points. Opening into...

Dining Room

Double glazed leaded window to the front, wall light points and radiator. Stairs to the first floor.

Lounge

Leaded double glazed windows to the front and side. Living flame gas fire set on a tiled hearth and having a wooden surround. Coved ceiling and wall light points.

Kitchen

Range of base and wall units having a complementary work surface over. 1 1/2 bowl sink unit with mixer tap. Electric oven, gas hob and extractor hood. Plumbing for washing machine or dishwasher. Leaded double glazed windows to the rear and part glazed door with feature stained glass. Part tiled walls and tiled floor.

Utility

Leaded double glazed window to the rear. Work surface and wall units. Baxi gas boiler.

First Floor

Landing

Built in cupboard.

Bedroom 1

Large double room with dormer windows to the front and rear elevations. Views across Shipley Glen and surrounding woodland. Built in wardrobes, wall light points, radiator and television point.

Bedroom 2

Dormer window to the rear, radiator and built in wardrobes and cupboards.

Bedroom 3

Dormer window to the front with views across Shipley Glen and surrounding woodlands. Built in cupboard and radiator.

Outside

Gardens

To the front, there is a tiered garden with stone footpath. Large patio area. Parking for one vehicle and double garage.

Enclosed tiered garden to the rear with patio area. Gated access to both sides. Please note that there is a right of way allowing access through the garden for the neighbours.

Estate Agents Act 1979

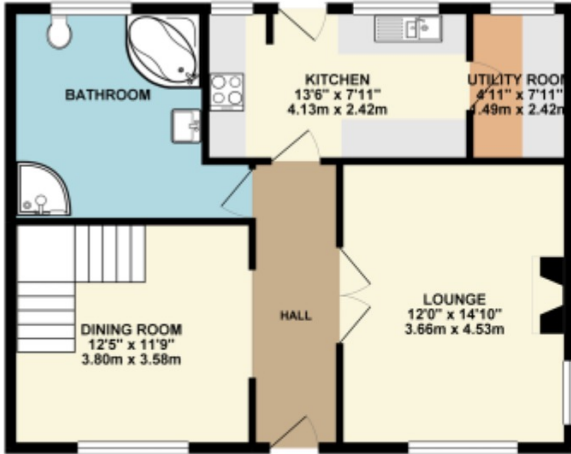
Under the Estate Agents Act 1979 and the 1991 Provision of Information Regulations and Undesirable Practices Order, we wish to disclose that the sellers of this property are 'connected persons' as defined by the Act. If you do require any further information, please don't hesitate to contact the showroom.



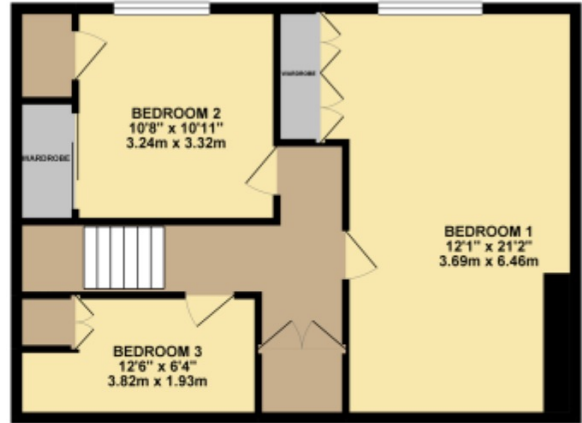
FLOORPLAN



GROUND FLOOR 652.76 sq. ft.
(60.64 sq. m.)



1ST FLOOR 607.96 sq. ft.
(56.48 sq. m.)



TOTAL FLOOR AREA : 1260.73 sq. ft. (117.13 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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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