



## 41 Glen View Road, Bingley, West Yorkshire BD16 3EF

- Stunning modern four bedroom detached residence
- Well proportioned living and bedroom accommodation suited to family use
- Highly sought after locality in a pleasant cul-de-sac position
- Good sized level lawned garden to the rear, ample driveway and double garage
- Stylish range of fixtures, fittings and modern decor throughout
- Early enquiry and viewing essential to appreciate all on offer

**£575,000 Freehold**



## 41 Glen View Road, Bingley, West Yorkshire BD16 3EF

### DESCRIPTION

An outstanding, well proportioned four double bedroom stone built detached family home situated in this enviable cul-de-sac position in this highly desirable Eldwick location.

Finished to a high specification, with attractive fixtures and fittings throughout, the property stands in a good sized level plot with block paved driveway parking for three vehicles leading to an integral double garage, pleasant lawned garden frontage with stone boundary walls and larger rear garden with lawn, decked seating area and patios, enjoying a westerly aspect.

Providing ideal family accommodation, the property includes double glazing, gas fired central heating and in brief comprises: Entrance hall with oak and glass feature staircase, cloaks wc, spacious living room with bay window and 'hole in the wall' feature living flame glass fronted gas fire, dining room, double glazed conservatory, impressive kitchen including a comprehensive range of fitted wall and base units in a high gloss, handle-less finish together with granite working surfaces and a host of integrated appliances, there is also a good sized utility room off the kitchen.

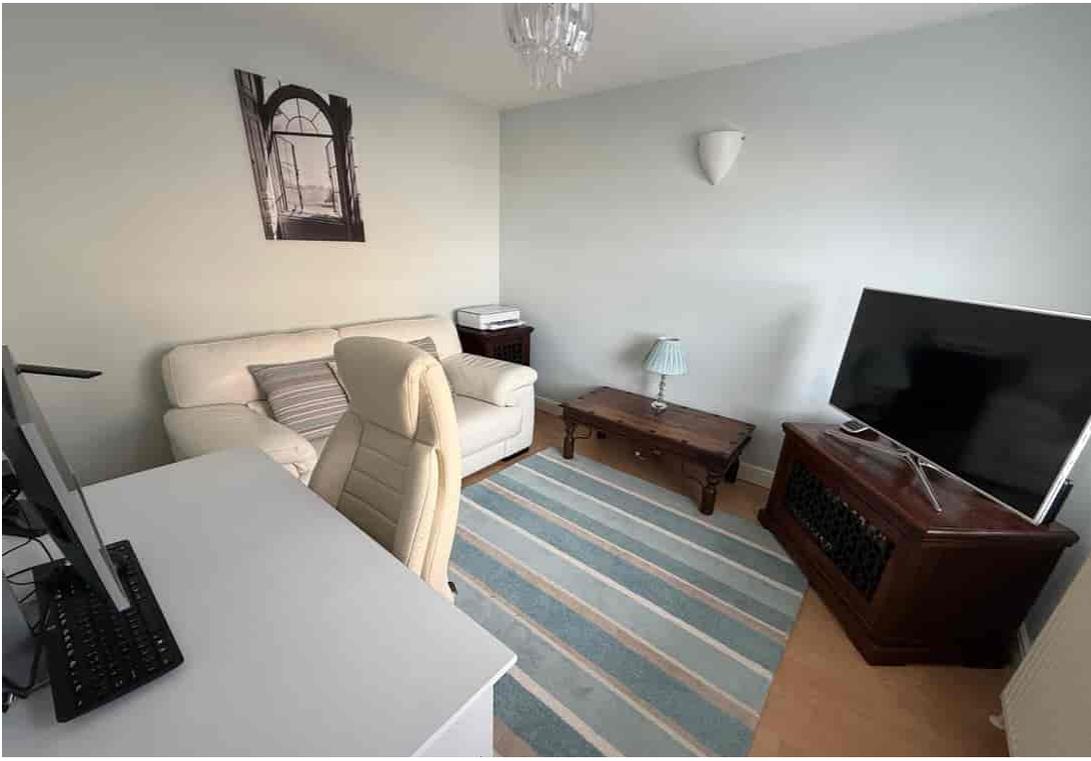
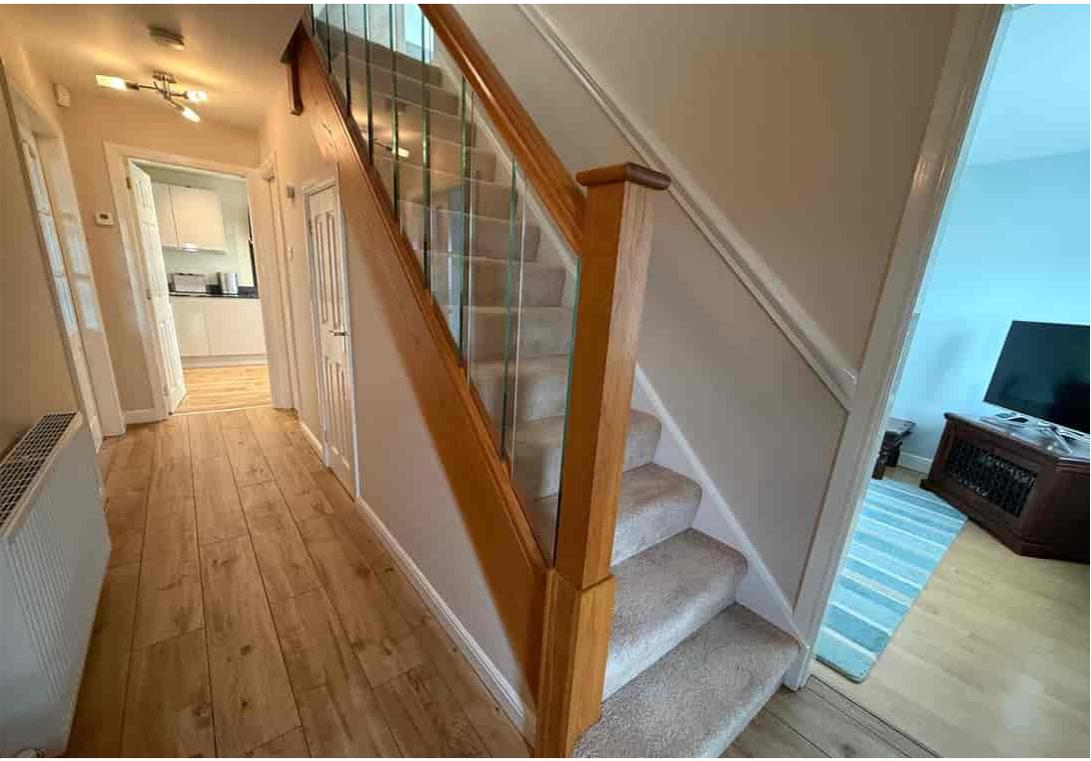
At first floor level there is a good sized landing space with oak and glass balustrade, four double bedrooms, the master having an en suite shower room facility with contemporary fitted suite, bedroom two having a good sized walk in wardrobe (formerly an en suite shower room ), two further double bedrooms and the main bathroom featuring a stylish fitted suite.

Externally the property stands in a good sized level plot, with ample block paved driveway to the front that leads to a twin door double garage. The rear garden is of generous proportions, being lawned with paved patio and a decked seating area.

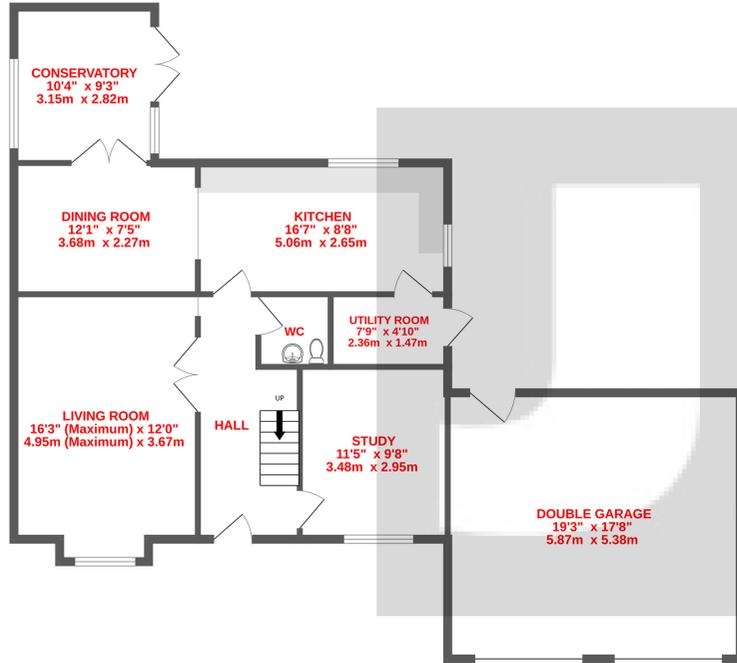
Located at the heart of Eldwick it is placed within walking distance of excellent village amenities, including post office/general store, several public houses, recreation ground. The area is also renowned for its excellent schooling for all ages. Eldwick primary school is an approximate 10 minute walk.

This is a fantastic opportunity to purchase a wonderful family home in this locality. We would urge an early enquiry and viewing appointment.

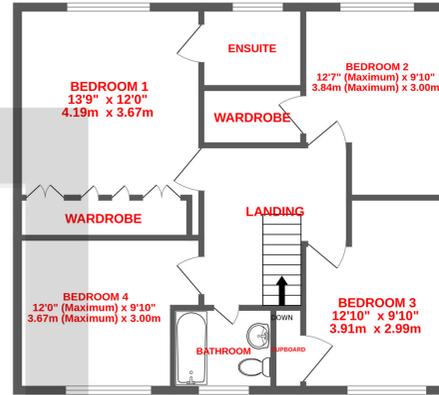




GROUND FLOOR



1ST FLOOR



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

#### DISCALIMER

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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