

FOR SALE

£550,000 Freehold



30 Arnheim Close, Gilstead, Bingley, West Yorkshire. BD16 3JX

- Substantial Executive Detached Situated within Popular Development in Gilstead with Views over Reservoirs to the Rear
- 4 Bedrooms - En-Suite to 2 Bedrooms
- Gas Central Heating (Boiler Serviced Annually) - UPVC Double Glazing - Intruder Alarm
- Two Reception Rooms - Home Office - Dining Kitchen
- Utility Room - Downstairs W.C.
- Double Garage - Ample Parking
- Enclosed Garden - Envious Position



PROPERTY DESCRIPTION

Beautifully presented executive detached, situated in a highly regarded area of Gilstead in Bingley. Occupying an attractive and enviable plot at the end of a cul-de-sac and backs onto Yorkshire Water's reservoirs to the rear. Within the catchment area of the sought after Eldwick Primary, Beckfoot and Bingley Grammar Secondary Schools.

Briefly comprises; entrance hall, downstairs w.c, 2 reception rooms, home office, recently refurbished dining kitchen and utility room to the ground floor. Four double bedrooms, two en-suites plus family bathroom to the first floor. Outside, there is a double garage with parking for three vehicles. Enclosed rear garden. There are uninterrupted views over the reservoirs and valley to the rear.

Viewing is essential to appreciate the size, position and quality of the accommodation on offer. Council tax Band F.

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 5 mbps, Superfast 67 mbps, Ultrafast 1000 mbps. Satellite & Cable TV Availability is through BT & Sky. Outdoor mobile coverage (excluding 5G) is also available from all four of the UK's four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>



ROOM DESCRIPTIONS

Entrance Hall

Double Glazed entrance door and windows to the front. Radiator and wooden floor. Stairs to the first floor. Under stairs cupboard.

Downstairs W.C.

2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Radiator and tiled splash backs.

Home Office

Double glazed window to the front, radiator and fitted shelves.

Reception Room 1

Double glazed double doors out into the rear garden. Double glazed window to the side. Radiator, coved ceiling and television point.

Reception 2

Double glazed bay window to the front and radiator.

Dining Kitchen

Range of high gloss white base and wall units having a complementary granite work surface over. 1 1/2 bowl sink unit with mixer tap. Built in wine cooler and built in dishwasher. Space for American fridge freezer. Laminate floor. Part tiled walls. Double glazed windows to the rear. Double glazed bay window to the rear with doors out into the rear garden. Breakfast bar. Radiator and under stairs cupboard.

First Floor

Landing

Access to partially boarded loft space via pull down ladder. Double glazed window to the rear with views over the reservoirs and valley beyond.

Master Bedroom

Double glazed window to the front and side. Radiator and built in wardrobe.

En-suite Bathroom

3 piece suite in white comprising of panelled bath, pedestal wash hand basin and low level w.c. Step in shower cubicle with mains shower over. Double glazed window to the side and part tiled walls.

Bedroom 2

Double glazed window to the rear with views over the reservoir and valley. Radiator.

En-Suite Shower Room

2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Step in shower cubicle having a mains shower over. Double glazed window to the side and shaver point.

Bedroom 3

Double glazed window to the front and side. Radiator.

Bedroom 4

Double glazed window to the front and radiator.

Family Bathroom

3 piece suite in white comprising of panelled bath, pedestal wash hand basin and low level w.c. Radiator, double glazed window to the rear, part tiled walls and extractor fan.

Outside

Gardens

Gated access to the front providing off road parking for minimum of three vehicles. Enclosed lawned garden to the rear with patio areas, fence boundaries and outside tap. Open aspect over reservoirs and valley.

Agent's Notes

Please note that there is a service charge of £280 per annum. This goes towards the maintenance of the communal areas within the development including the children's play area.



FLOORPLAN

GROUND FLOOR 863.44 sq. ft.
(80.22 sq. m.)



1ST FLOOR 830.34 sq. ft.
(77.14 sq. m.)



TOTAL FLOOR AREA : 1693.78 sq. ft. (157.36 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 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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