

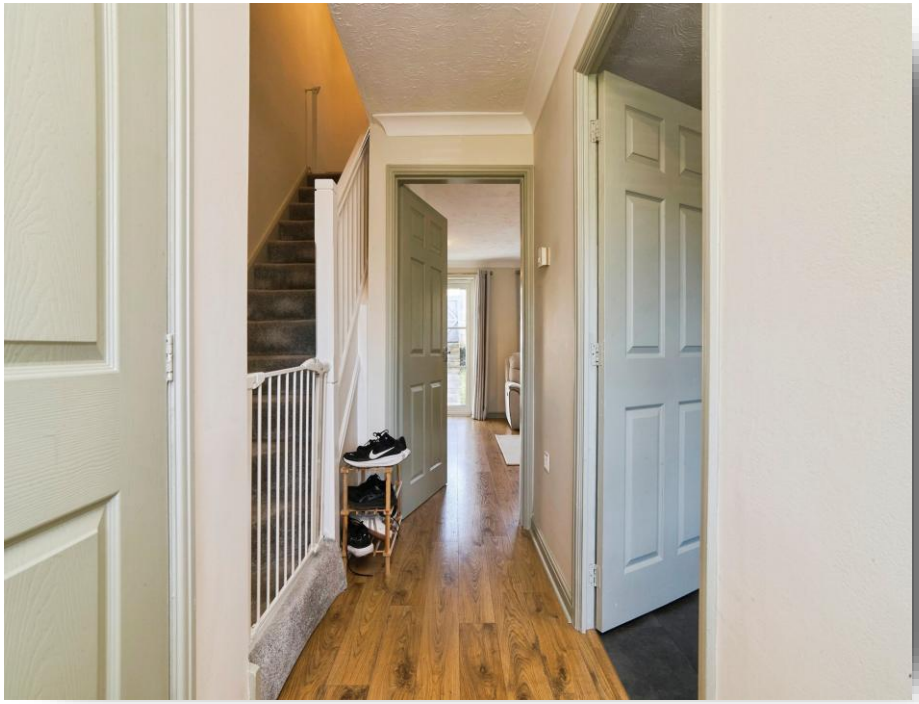
Swan Avenue,Gilstead Bingley BD16 3PU

holroyds

welcome to

Swan Avenue, Gilstead Bingley

A beautifully presented three bedroom property in the sought after village of Gilstead, within close proximity of Eldwick Primary School. The property features a hallway, W.C., lounge, and kitchen on the ground floor, with three bedrooms and a family bathroom on the first floor.





This beautifully presented three bedroom property is situated in a highly sought after development in the charming village of Gilstead, offering a perfect blend of modern living and a peaceful location. The property is a short distance to Eldwick Primary School, making it an ideal choice for families.

The ground floor features a spacious hallway, a convenient W.C., a well-sized lounge, and a contemporary kitchen, providing ample space for both relaxation and entertaining. The first floor is home to three generously sized bedrooms, all finished to a high standard, as well as a well-appointed family bathroom.

Outside, the property offers an enclosed rear garden with a well-maintained lawn. Additionally, the property comes with a garage and a parking space, offering both convenience and practicality.

This home is ideally situated to take advantage of the peaceful village atmosphere, while being close to local amenities and within easy reach of Eldwick Primary School, Hazelbeck and Bingley Grammar. It offers a fantastic opportunity for anyone looking for a well-presented home in a desirable location.

A further benefit of the property is that there is no estate management charge payable for the upkeep of the communal green areas, unlike some other properties on the estate.

Agent Note







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welcome to

Swan Avenue, Gilstead Bingley

- Superbly Appointed Throughout
- Three Bedrooms
- Spacious Living Accommodation
- House Bathroom & W.C
- Garage & Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£285,000









Please note the marker reflects the postcode not the actual property

view this property online holroydsestateagents.co.uk/Property/BNG102340

The Property Ombudsman

Property Ref:
BNG102340 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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