



Meadow Croft Farm, Eldwick

£750,000





Meadowcroft Farm

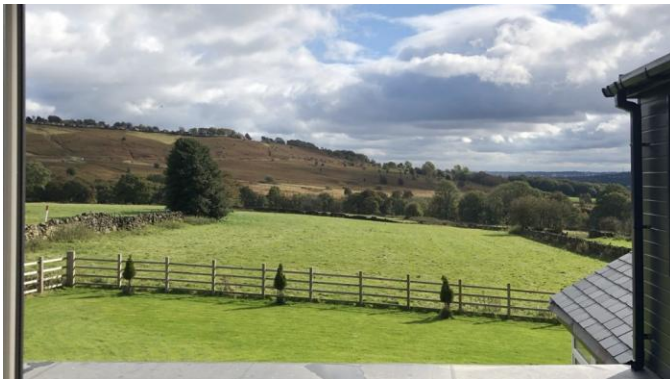
Spring Lane

Eldwick

BD16 3AS

A SOON TO BE COMPLETED FIVE BEDROOMED DETACHED PROPERTY WHICH HAS BEEN FULLY RENOVATED AND REFURBISHED OFFERING SPACIOUS ACCOMMODATION ENJOYING A STUNNING OUTLOOK ACROSS OPEN COUNTRYSIDE

The property stands in an idyllic location with superb long distance views over open countryside with many picturesque walks in the area. Eldwick village centre is within easy reach and provides a wide range of facilities including shops, café and traditional pubs and there are also a number of schools throughout the area. In addition, Leeds and Bradford city centres together with many surrounding areas can be reached on a daily basis by either car or local bus and train services, Bingley railway station being located less than 2 miles away. The property is within easy reach of Baildon Golf Club and the Leeds and Liverpool Canal runs through the valley and is well known for the Bingley Five Rise Locks with attractive walks along the tow path.



The kitchen comes fully fitted and including all mod cons within a 'Watsons of Harrogate' bespoke kitchen, with granite worktops including on the impressive central island. There a separate utility room with plumbing for a washing machine. Each bathroom and en-suite has white contemporary sanitary ware with chrome fittings which have been sourced from very high quality manufacturers and professionally installed for peace of mind.

There are five impressive bedrooms, two with en-suite bathrooms and there is a large walk in wardrobe/ study room also upstairs. The open plan living space continues to the rear leading out onto a composite decking sun terrace with uninterrupted views over the moors.

The home benefits from a full gas fired central heating system and insulation throughout and high quality double glazed uPVC windows with an anthracite grey external finish including the bi-folding rear doors, lantern ceiling and Juliette balcony. There is a fully private, large, gravelled driveway leading to the property and to the rear there is a breath-taking view beyond the flat, lawned gardens.

The recently renovated property with OIL FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes comprises:

GROUND FLOOR

PORCH 9' 2" x 5' 8" (2.8m x 1.75m)

HALL

BATHROOM 9' 6" x 5' 5" (2.9m x 1.67m)

DINING KITCHEN 21' 10" x 23' 3" (6.66m x 7.1m) Max

UTILITY ROOM 7' 11" x 6' 11" (2.42m x 2.12m)

GARDEN ROOM 13' 2" x 6' 9" (4.02m x 2.06m)

SITTING ROOM 22' 5" x 11' 9" (6.85m x 3.59m)

BEDROOM 17' 0" x 9' 7" (5.2m x 2.93m)

BEDROOM 17' 4" x 11' 7" (5.29m x 3.55m) Max

EN SUITE

BEDROOM 16' 4" x 12' 3" (5m x 3.74m) Max

FIRST FLOOR

BEDROOM 18' 0" x 17' 11" (5.5m x 5.48m) Max

EN SUITE

BEDROOM 13' 11" x 12' 5" (4.26m x 3.8m)

EN SUITE 13' 8" x 10' 1" (4.17m x 3.09m)

DRESSING AREA

DEVELOPER RM Developments is an independently owned, award winning, property development and construction company based out of West Yorkshire. Well known locally for a number of builds and conversions with a very high specification finish.

PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

COUNCIL TAX City of Bradford Metropolitan District Council Tax Band E. For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 437866

MONEY LANDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.

VIEWING ARRANGEMENTS Strictly by prior appointment with Dale Eddison's Guiseley office.

Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

WE ARE OPEN 7 DAYS A WEEK

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm & Sundays 11am - 3pm

THINKING OF SELLING If you are thinking of selling and would like a free current market valuation, please do not hesitate to give us a call on 01943 873613.



REFERRAL FEES Dale Eddison offer a clear and transparent policy. As such please note that we may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their services to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions. We routinely refer buyers to the Mortgage Advice Bureau (MAB). You can decide whether you choose to deal with the MAB or not. Should you decide to use the MAB and complete a mortgage application, Dale Eddison Ltd will receive a payment of £250.



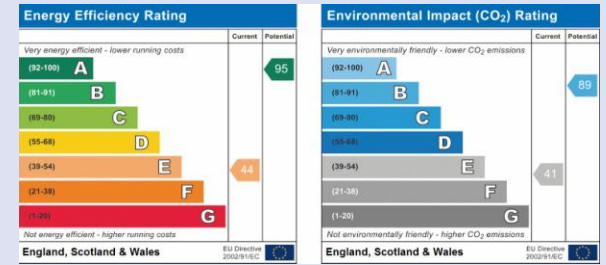
GROUND FLOOR

FIRST FLOOR

MEADOWCROFT FARM

APPROXIMATE GROSS INTERNAL AREA
238.6 SQ M / 2568 SQ FT

This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID702713)



Dale Eddison

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.