



**HOME**  
MARKETING & MANAGEMENT

MOORLAND COTTAGE, OTLEY ROAD, ELDWICK BD16 3DE

**£625,000**



Versatile Stone Built Detached  
4 Good Sized Bedrooms  
Spacious Modern Dining Kitchen  
2 x Sitting Areas. Log Burner  
Contemporary Décor Throughout  
Sun Room with access to Garden  
Generous Gardens. Garages  
Close to Parkland  
Sought After Village Location  
Internal Viewing Recommended

**£625,000**

**GENERAL DESCRIPTION**

A charming and versatile four double bedroom detached cottage situated in the sought after village of Eldwick. Will be of particular interest purchasers seeking character accommodation which benefits from: Spacious Dining Kitchen with underfloor heating and modern fitted units; two sitting areas with feature solid log burners; lawn and patio gardens; long garage and storage outhouse both with power and light; master bedroom suite with long distance views, four piece bathroom (including roll top freestanding bath), walk in wardrobe; Sun Room with access to the garden; white modern three piece house bathroom suite; double glazing; gas central heating. Offers good access to village amenities in Eldwick and further facilities in the nearby market town of Bingley and an early inspection is recommended to appreciate the style; size and proportions of this stunning home.

**TENURE**

Freehold

Please note there is a strip of land between the property and Otley Road which belongs to Bradford Council and the vendor currently pays £5 per annum on a leasehold arrangement

**ROOM MEASUREMENTS**

- PORCH** 6' 2" x 3' 10" (1.88m x 1.17m)
- HALL** 20' 7" x 3' 5" (6.27m x 1.04m)
- SITTING ROOM** 13' 4" x 12' 1" (4.06m x 3.68m) max
- DINING KITCHEN** 20' 5" x 16' 6" (6.22m x 5.03m) max
- UTILITY ROOM** 5' 5" x 4' 8" (1.65m x 1.42m)
- GUEST WC** 5' 5" x 3' 4" (1.65m x 1.02m)
- LOUNGE** 27' 6" x 11' 9" (8.38m x 3.58m) max
- INNER HALL** 26' 5" x 8' 8" (8.05m x 2.64m) max
- DOUBLE BEDROOM 4/ RECEPTION ROOM 3** 15' 9" x 8' 7" (4.8m x 2.62m)
- SUN ROOM** 16' 6" x 7' 9" (5.03m x 2.36m) max
- DOUBLE BEDROOM 2** 14' 9" x 10' 9" (4.5m x 3.28m) max into robes
- DOUBLE BEDROOM 3** 11' 8" x 10' 2" (3.56m x 3.1m)
- BATHROOM** 8' 8" x 5' 5" (2.64m x 1.65m)
- STAIRCASE AND LANDING** 4' 7" x 2' 10" (1.4m x 0.86m)
- MASTER BEDROOM** 16' 1" x 12' 6" (4.9m x 3.81m) max
- MASTER BATHROOM** 16' 1" x 9' 5" (4.9m x 2.87m) max into robes
- GARAGE** 29' 7" x 8' 1" (9.02m x 2.46m) max
- OUTHOUSE** 15' 4" x 7' 10" (4.67m x 2.39m)

**OPENING HOURS**

**Pudsey Office**

Monday to Friday

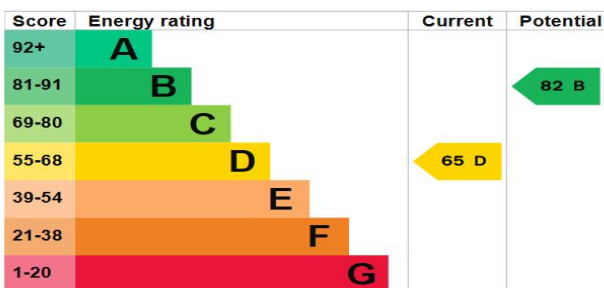
Saturday

Sunday & Bank Holidays

**8.30am – 5.00pm**

**9.00am – 1.00pm**

**Closed**



The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

