DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



17 Spring Row, Harden, Bingley, BD16 1JS

Delightfully situated within a prestigious residential location is this fantastic two-bedroom stone built semi-detached home with large garden opposite, with private parking and garage. NO CHAIN

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dacres.co.uk

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Bradford 5 miles, Skipton 13 miles, Leeds 14 miles (all distances approximate)

Guide Price: £200,000



Accommodation

- Superb semi-detached
- Modern Kitchen and bathroom
- Featuring two good-sized bedrooms
- Attractive decor & fittings
- Private parking opposite
- Generous gardens & Garage opposite the property
- Beautiful village location

General Remarks

Delightful situated in Harden village is a beautiful stone built semi-detached home, which offers a superb garden area, private parking and garage opposite to the property. The property includes may character features together with good quality kitchen and bathroom fittings. The property is ready for immediate occupation, and an early viewing is strongly encouraged to avoid any disappointment.

The spacious living accommodation briefly comprises of, entrance porch, generous lounge with feature fireplace, attractive fitted kitchen with complementary work surfaces, access to a useful storage cellar. To the first floor, there are two-good-sized bedrooms along with a modern house bathroom.

Externally the property boasts a superb garden area opposite the main house with colourful shrubs and borders and various seating areas. It further benefits from having a private parking area and single garage.

Harden Village offers a range of local shops and amenities, local primary school and the picturesque St. Ives Estate. The neighbouring town of Bingley offers its residents an array of first-class amenities which include shops, bars and eateries, excellent primary and secondary schools and superb commuter links to the local area as well as a train service which commutes daily to the cities of Leeds and Bradford.






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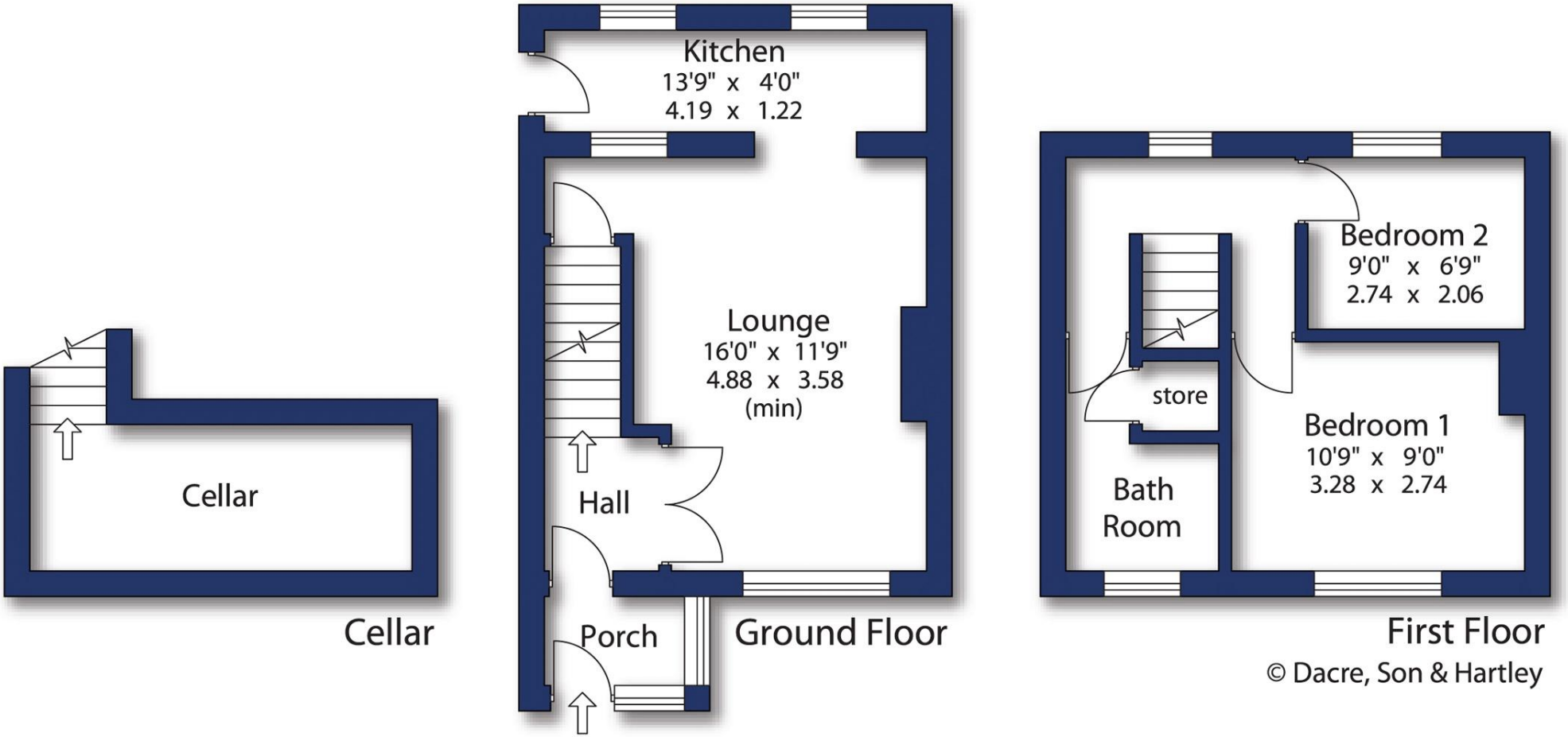


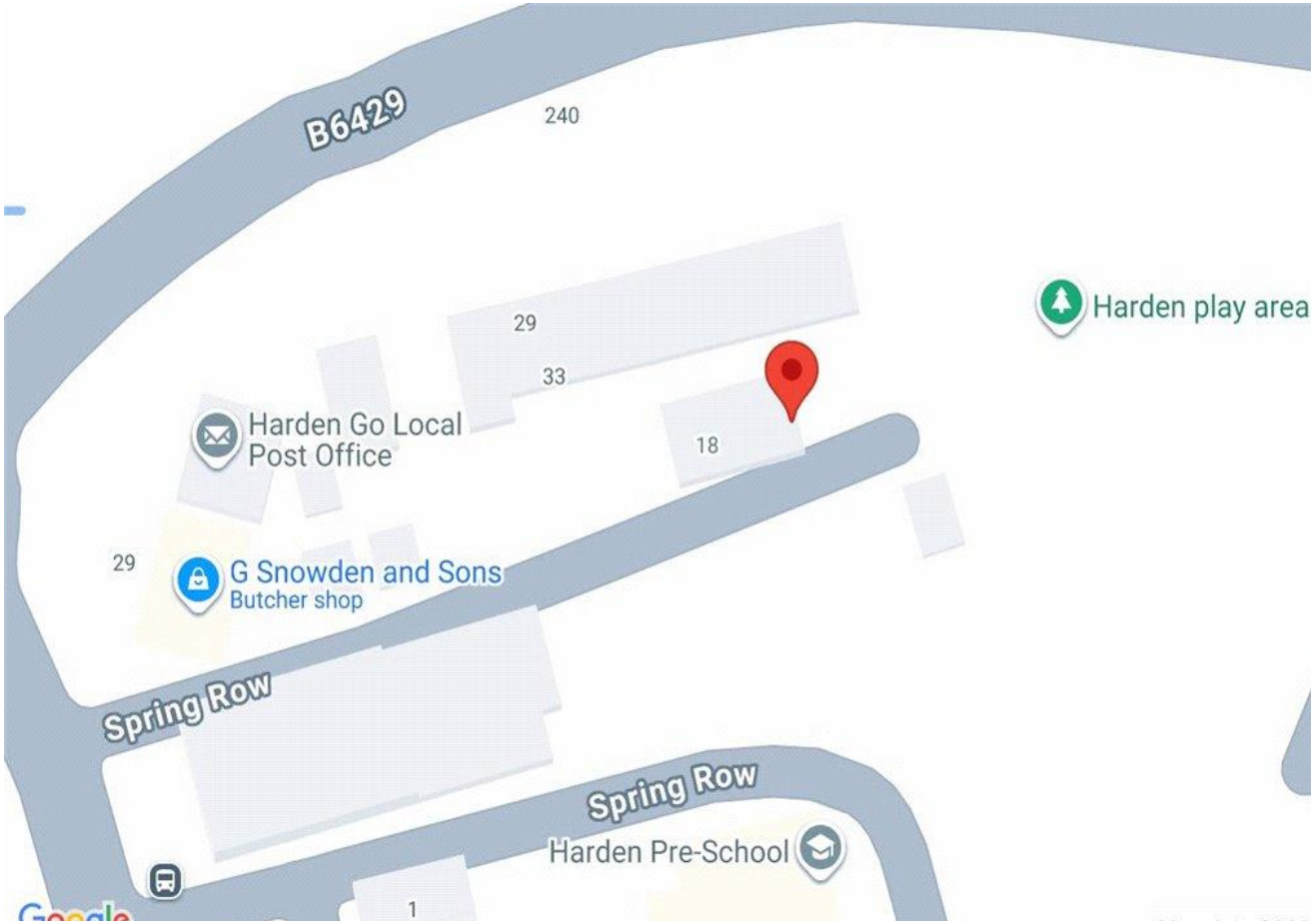






Floorplans


Kitchen
13'9" x 4'0"
4.19 x 1.22
Lounge
16'0" x 11'9"
4.88 x 3.58
(min)
Hall
Porch
Ground Floor
Cellar
Cellar
Bedroom 2
9'0" x 6'9"
2.74 x 2.06
store
Bedroom 1
10'9" x 9'0"
3.28 x 2.74
Bath
Room
First Floor
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Directions

Approaching Harden from the Bingley direction continue past the cricket pitch and on reaching the mini roundabout in the centre of the village turn left onto Wilsden Road and immediately left along an unmade track which leads to Spring Row. The property will be easily located at the bottom on the left hand, clearly identified by our For Sale sign.

What3Words elevate.wishes.bookshelf

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band is currently A

Tenure, Services & Parking

- Freehold
-
-

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

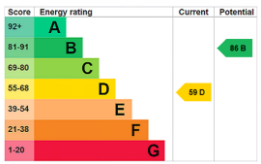
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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