



10 Victoria Street, Micklethwaite, Bingley, BD16 3JB

Set within the picturesque village of Micklethwaite is this stunning Grade Two listed home which has been sympathetically modernised in recent years to create a superb, contemporary much-loved residence which is beautifully complemented by many period features. Boasting fine aspect rural views, a gorgeous cottage garden, as well as benefiting from having a private garage and parking, an early viewing of this wonderful property is strongly encouraged to avoid any disappointment.

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10 Victoria Street, Micklethwaite, Bingley, BD16 3JB

Bradford 13 miles, Skipton 14 miles, Leeds 15 miles (all distances approximate)

Guide Price: £475,000

Key Features

- Stunning period property
- Picturesque village setting
- Enjoying wonderful scenic rural views
- Boasting a delightful cottage garden
- Offering three bedrooms
- Contemporary fittings & decor
- Private parking & garage

General Remarks

A truly exceptional period home which boasts an enviable village setting enjoying gorgeous panoramic rural views. Featuring contemporary interior styling whilst retaining many characterful features, this much loved three bedroom home further enjoys a beautiful rear lawn and patio garden, private parking along with a single garage. Making a wonderful home for a wide variety of buyers, an early viewing is highly recommended.

The deceptively spacious living accommodation briefly comprises of, modern contemporary kitchen diner which features an area of high-end integral appliances, stylish wall and base units and complementary work surfaces. There is a wonderful formal lounge with stunning feature beams and windows along with a gorgeous feature gas fireplace. An internal hallway provides additional storage before leading to a ground floor study/ occasional room.

A fabulous wide staircase leads to a spacious first floor landing area with useful additional storage. There is a magnificent master bedroom, a modern house bathroom, a spacious second double bedroom along with a single third bedroom/nursery.



Externally, to the front, the property offers private parking along with a driveway which leads to a single garage with full power and lighting.

At the rear a beautiful cottage garden can be found, with lovely lawn, a variety of patio seating area and complementary colourful shrubs and borders. The garden itself is an exceptional relaxation and entertaining space in which the fabulous scenic views can be fully enjoyed.

The property is situated within the highly acclaimed village of Micklethwaite, on the edge of the quaint village green. Micklethwaite Village is approximately 1/2 mile distant from Crossflatts with its shops and amenities and railway station giving access to Bradford and Leeds. Bingley town centre is approximately 1.5 miles distant with its range of shopping facilities, bars, restaurants and well respected primary and secondary schools.







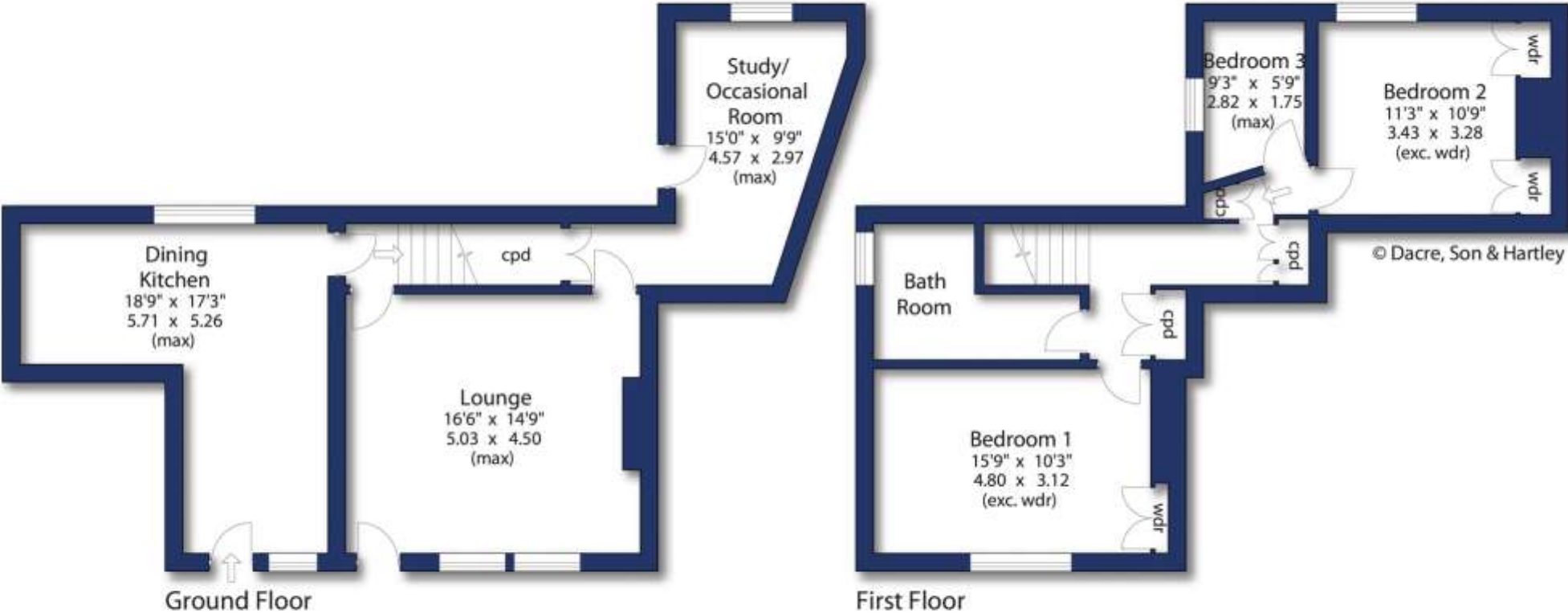






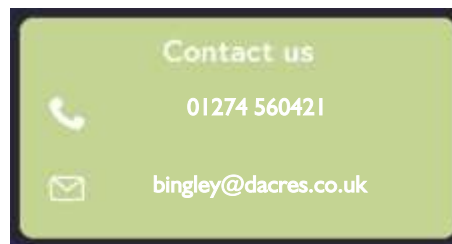
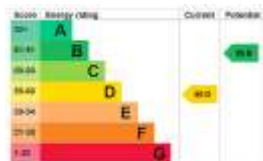


Floorplans





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Directions

From the Dacre Son & Hartley office, proceed in the direction of Crossflatts. Take a right onto Micklethwaite Lane and proceed over the canal bridge. Continue along Micklethwaite Lane to the centre of the village and the property will be seen to the rear of the village green.

What3Words buggy.nanny.rents

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- Driveway Parking & Single Garage

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](https://www.gov.uk/government/checks/check-for-flooding-in-england)

Agent's Notes

We have been advised that the property is Grade Two Listed and sits within a conservation area.

We have been informed that the property is split between a variety of title plans.

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 £26.10 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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