DACRE, SON & HARTLEY
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190 Warren Lane, Eldwick, Bingley, BD16 3BY

Delightfully situated within a prestigious residential location is a well-established four-bedroom semi-detached home in need of some modernisation offering good sized family living accommodation, standing in attractive gardens, driveway and garage. NO CHAIN

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190 Warren Lane, Eldwick, Bingley, BD16 3BY

Bradford 4 miles, Skipton 13 miles, Leeds 14 miles (all distances approximate)

Guide Price: £265,000



Accommodation

- Semi-detached property
- Four bedrooms
- Planned over three floors
- In need of some modernisation
- Attractive gardens
- Driveway & Garage
- Superb views at the rear
- Prestigious residential location

General Remarks

Delightfully situated within a prestigious residential location is a well-established four-bedroom semi-detached home offering its accommodation planned over three floors. The property includes gas heating, uPVC double glazing and although in need of modernisation would in our opinion be an ideal family home.

The property also offers tremendous potential to create further accommodation by way of extension subject to relevant planning permission and building regulations being obtained.

The accommodation briefly comprises reception hallway, spacious lounge, dining room and modern kitchen First floor - three bedrooms, bathroom and separate wc. Second floor; landing bedroom and storeroom. . Outside the property is complemented by an attractive plot with a pleasant view at the rear over the countryside. Gardens to front and rear driveway with parking and garage.

The property is delightfully situated within the popular village of Eldwick. Eldwick and Gilstead offer a range of shops and amenities, traditional public houses and well respected primary school. The location is surrounded by scenic countryside and the nearby beauty spots of Shipley Glen and Baildon Moor with Bingley town centre approximately 1.5 miles distant with its range of shops and amenities, bars, restaurants and excellent road and rail links to many West and North Yorkshire business centres which include Bradford and Leeds.


DANGER


Russell Hobbs


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SCRABBLE

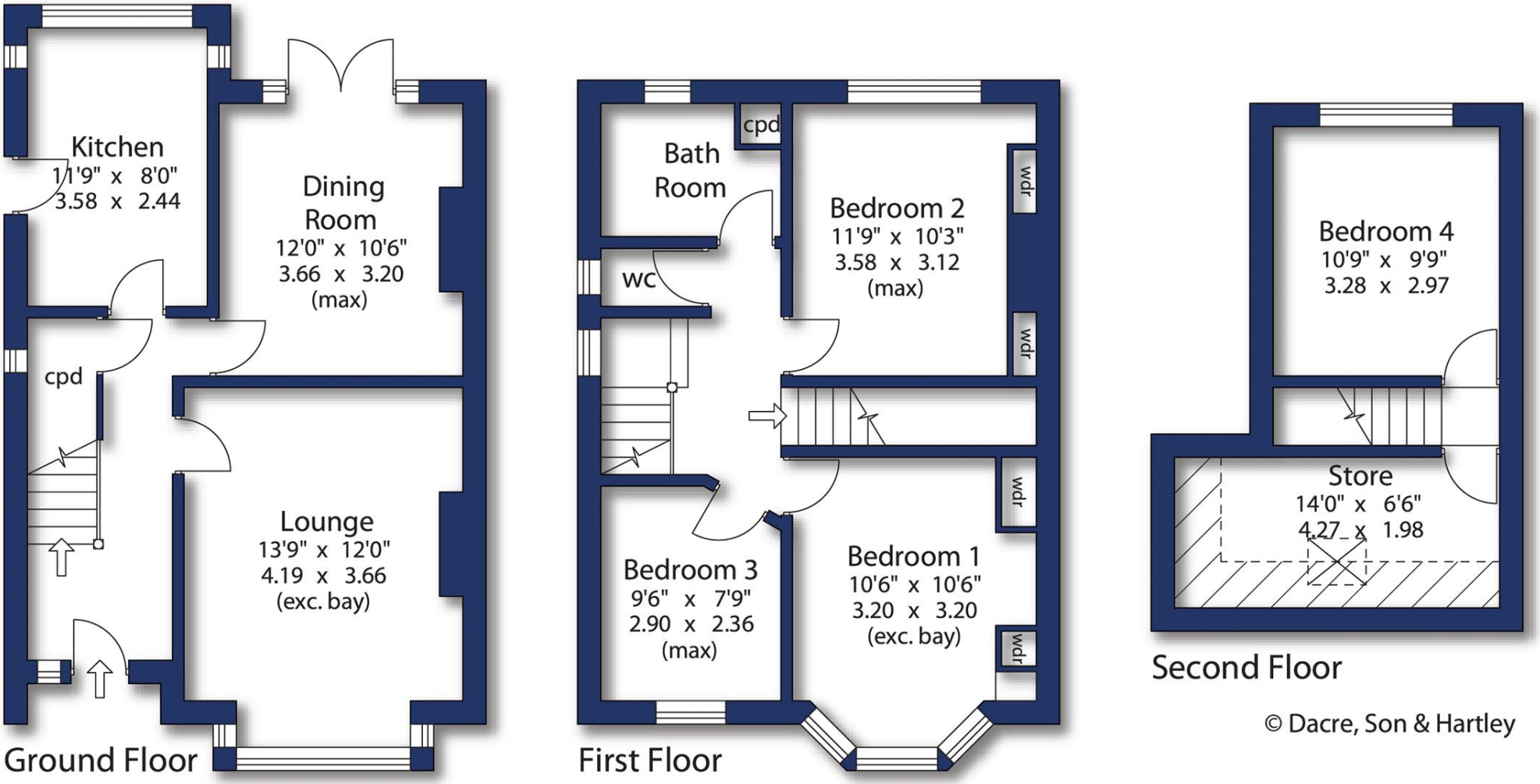





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Floorplans



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Directions

From Dacre Son & Hartley's Bingley office travel up Park Road in the direction of Eldwick. At the mini roundabout turn right onto Warren Lane and the property will be found on the left hand side easily identified by our for sale board.

What3Words

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band D

Tenure, Services & Parking

- Freehold, main services, parking and 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

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

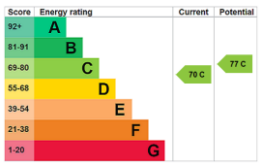
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract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