



5 Sutton Court, Beech Street, Bingley, BD16 1HF

A delightful one-bedroom lower ground floor apartment enjoying a private patio seating area and lovely views over the residential communal gardens. An early viewing is highly recommended.

93 Main Street, Bingley, West Yorkshire, BD16 2JA

Tel: 01274 560421

Email: bingley@dacres.co.uk

dacres.co.uk





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

Guide Price: £80,000

Accommodation

- Ground floor apartment
- Over 55's purpose built complex
- One double bedroom
- Modern fixtures and fittings
- Residents Lounge
- Beautiful communal grounds
- Popular location
- Private patio seating area
- No-onward chain

General Remarks

Delightfully situated on the lower ground floor of this purpose-built complex is a spacious and well-presented one bedroom apartment offering attractive living accommodation. The property is in our opinion tastefully presented throughout and includes privacy and independence for its owners and features include a stylish shower room and private patio seating area. The complex is planned for the over 55's and has proved to be a very popular location for the retired buyers within Bingley and the surrounding areas. Other notable features include telephone entry system, guest suite for visitors, lift and laundry room.

The spacious living accommodation briefly comprises of entrance hallway with storage cupboard, generous lounge with dining area and patio doors leading to a private seating area. There is a modern fitted kitchen, stylish shower room and a good-sized double bedroom with fitted wardrobes.



Outside the property is complemented by superb communal grounds, which is a private setting backing onto the river and Myrtle Park, yet convenient for Bingley town centre.

Sutton Court is situated within close proximity to Bingley town centre along with the picturesque Myrtle Park. Bingley offers its residents an array of first class amenities which include local shops, and eateries, and superb commuter links to the immediate local area with both rail and bus connections.







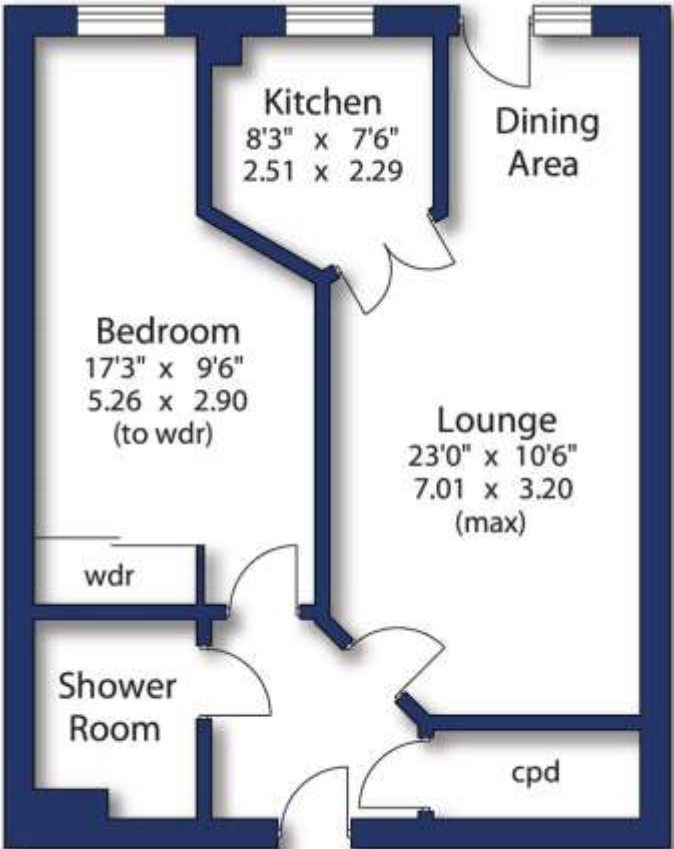






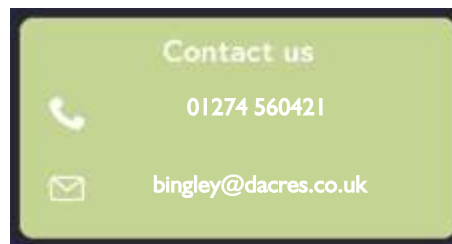
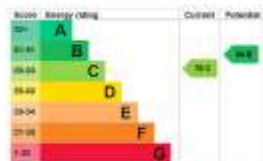


Floorplans





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Directions

From Dacre Son & Hartley's Bingley office proceed along the A650 in the direction of Shipley. Continue through the traffic lights adjacent to the shopping centre taking the first turning on the right into Sycamore Avenue. Proceed to the end of Sycamore Avenue and Sutton Court is straight ahead.

What3Words diverged.tend.exchanges

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold
- Mains Services
- Residents Parking

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://gov.uk/check-for-flooding-in-england)

Agent's Notes

We have been informed of the following lease information

1. 125 year lease from 2002
2. Annual service charge of £3459.46
3. Annual ground rent of £673.62

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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