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19 Stepping Stones, East Morton, BD20 5UG

A superb first floor two-bedroom apartment offering attractive, spacious living accommodation, a desirable village setting, single garage and no-onward chain.

93 Main Street, Bingley, West Yorkshire, BD16 2JA
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dacres.co.uk

19 Stepping Stones, East Morton, BD20 5UG

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

Guide Price: £159,950



Key Features

- Attractive first floor apartment
- Offering two double bedrooms
- Spacious living accommodation
- Desirable village setting
- Residents parking & garage
- No-onward chain

General Remarks

Stepping Stones is a fantastic apartment building which is located within an enviable East Morton setting enjoying idyllic surrounds of the beck and local landscape. This excellent first floor apartment features two double bedrooms, attractive fittings and decor as well as a spacious lounge with pleasant aspect. Offered for sale with no-onward chain, this delightful property will almost certainly appeal to a wide variety of buyers and so an early viewing is strongly recommended.

The spacious living accommodation briefly comprises of; communal entrance with stairs leading to the first floor. There is a private entrance, a lovely fitted kitchen, a spacious lounge with formal dining area. There are two good sized double bedrooms, an en-suite shower room as well as a house bathroom.

Externally the property benefits from residents parking and a single garage.

East Morton is a prestigious village community with traditional public house, well respected primary school, recreation ground and golf course. The neighbouring town of Bingley is approximately 2 miles distance and offers its residents an array of first-class amenities










ODD



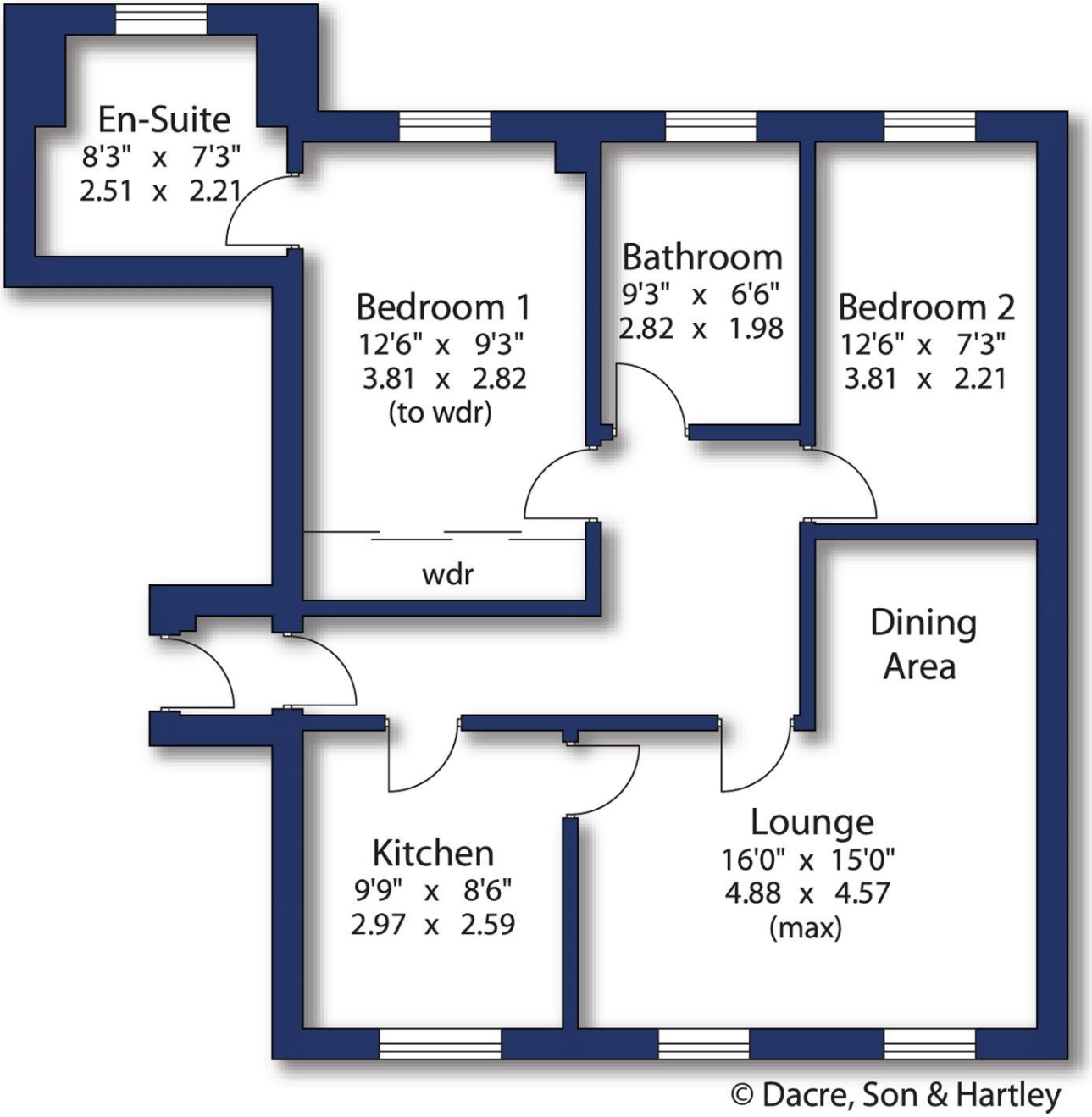






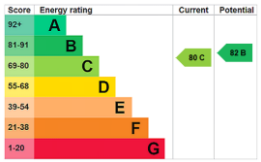


Floorplans


En-Suite
8'3" x 7'3"
2.51 x 2.21
Bedroom 1
12'6" x 9'3"
3.81 x 2.82
(to wdr)
Bathroom
9'3" x 6'6"
2.82 x 1.98
Bedroom 2
12'6" x 7'3"
3.81 x 2.21
wdr
Dining
Area
Kitchen
9'9" x 8'6"
2.97 x 2.59
Lounge
16'0" x 15'0"
4.88 x 4.57
(max)
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Contact us
01274 560421
bingley@dacres.co.uk

Directions

From Dacre Son & Hartley's Bingley office proceed in the direction of Crossflatts and Keighley along the A650. Pass through Crossflatts turning right onto Morton Lane, proceed over the canal bridge into the village of East Morton. At the mini roundabout turn right into the village centre, pass the Busfeild Arms and proceed up the hill. As you drop into the dip Stepping Stones can be found on the right-hand side, and parking for the apartments is underneath the archway with access to the flat just before the foot bridge which is opposite the end garage.

What3Words proven.evoke.monopoly

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold
- Mains- Gas/ Electric/ Water/ Drainage
- Single Garage & 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

Agent's Notes

We have been informed of the following lease information.

1. 999 year lease.
2. Approx. £1,300 p.a. service charge. Building insurance is included
3. Peppercorn ground rent of £1.
4. No pets.
5. Stepping Stones Management Company LTD.

We have also been informed that Japanese knotweed was identified in 2020 near the separate garage to the rear of the apartment building. A 6-year treatment plan and 10-year insurance-backed guarantee was immediately put in place and a copy of the treatment guarantee is available from our office.

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

