



24 The Mansion, Lady Lane, Bingley, West Yorkshire, BD16 4UF

Delightfully situated within a prestigious development is a well presented and spacious four-bedroom penthouse style apartment offering quality fixtures and fittings throughout situated within this exclusive residential location.

NO CHAIN

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

Guide Price: £239,950

Accommodation

- Superb Penthouse apartment
- Upper Floor
- Four bedrooms
- Master with en-suite
- Quality Kitchen and Shower room
- Beautiful communal gardens
- Secure gated residents parking
- Highly desirable location

General Remarks

Delightfully situated within the prestigious Mansion building just off Lady Lane is a four-bedroom penthouse style apartment offering deceptively spacious accommodation being one of the largest apartments within the development. The property includes attractive fixtures and fittings throughout, modern kitchen, shower room and en suite facilities. Other features include gas heating, sealed unit double glazing and tasteful decor. Indeed, only an internal inspection will reveal the true nature of this large and elegant apartment.

The spacious living accommodation briefly comprises, communal entrance hall giving access via lift or stairs to the upper floor. Entrance lobby, reception hall, spacious Lounge with dining area, breakfast kitchen with attractive wall and base units and complementary work surfaces over, Master bedroom with en suite shower room, three further bedrooms and modern shower room.



The Mansion comprises a number of high-quality apartments in this highly sought after location and the apartments benefit from telephone entry system, allocated parking space, visitor parking and all surrounded with beautifully presented communal grounds.

The complex is situated approximately one mile from Bingley town centre which offers a range of shops and amenities, bars and restaurants, the location is considered to be within daily commuting distance of Bradford, Leeds and many other West and North Yorkshire business centres.







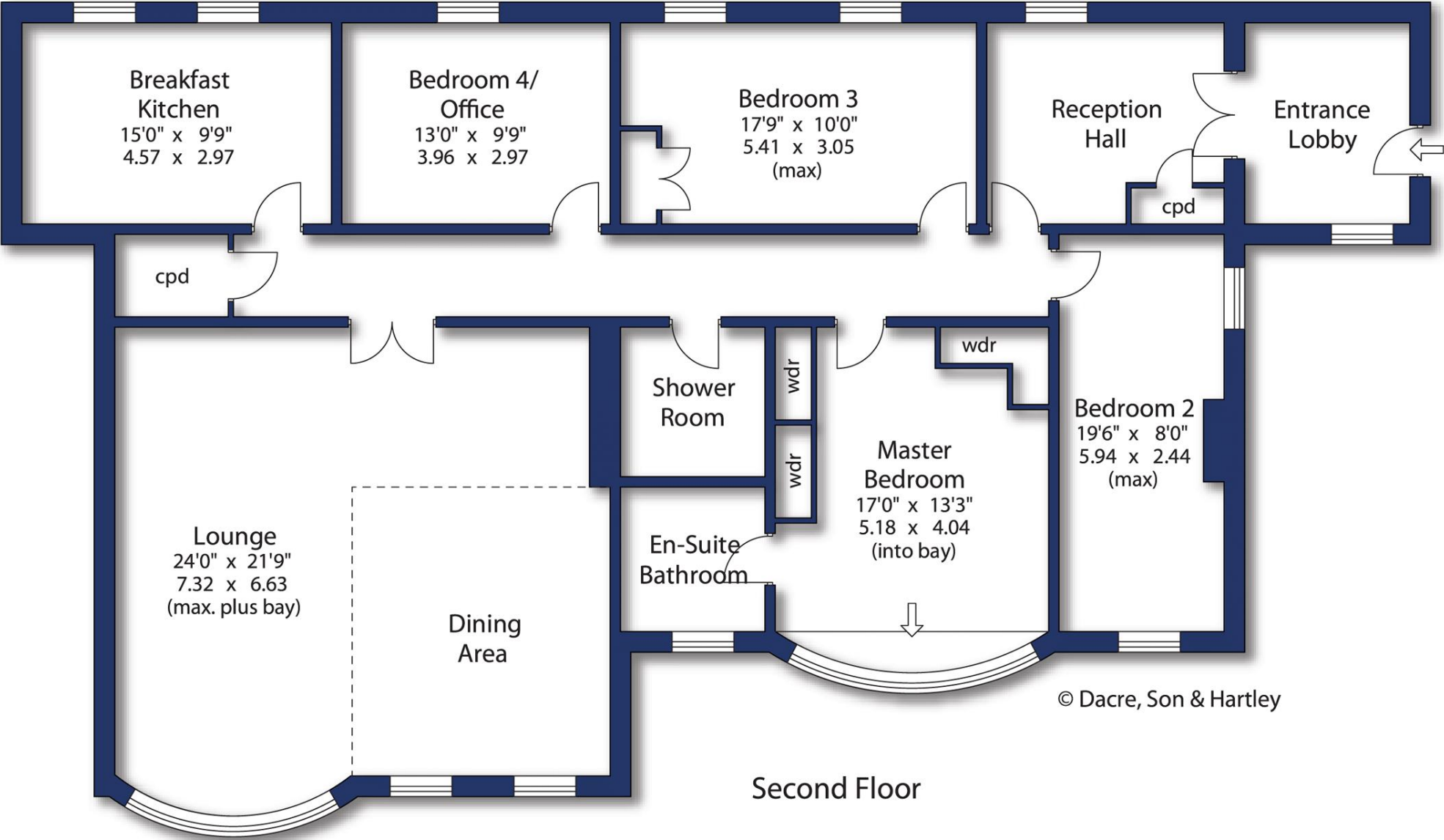








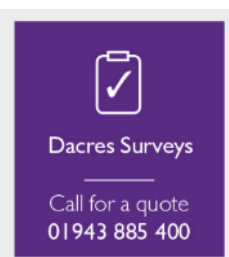
Floorplans



Second Floor



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.



Directions

From Dacre, Son & Hartley's Bingley office proceed up Park Road in the direction of Eldwick and after approximately $\frac{3}{4}$ of a mile, just before the Prince of Wales Park turn left into Lady Lane. Take the first turning on the right hand side into Stonegate and The Mansion is the impressive building on the left hand side.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold, Allocated parking, mains services
- 1. We have been informed that the Leasehold is 999 years from 1 May 1989
- 2. The service charge for the period 1st May 2025 to 30th April 2026 is £5406.48

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/collections/flood-risk-information)

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 £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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