DACRE, SON & HARTLEY
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7 Wingfield Court, Bingley, BD16 4TE

A magnificent executive, detached family home boasting well- appointed, flexible, spacious living accommodation offering attractive fixtures, fittings and decor. This fantastic home offers four good-sized bedrooms and enjoys a highly desirable Bingley location, and an enviable corner garden plot.

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Email: bingley@dacres.co.uk

7 Wingfield Court, Bingley, BD16 4TE

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

Guide Price: £635,000



Key Features

- Executive detached family home
- Set within a prestigious Bingley location
- Boasting four good-sized bedrooms
- Multiple reception rooms
- Stunning landscaped gardens
- Driveway parking & double garage
- Wonderful views

General Remarks

A magnificent four-bedroom residence which is located within one of Bingley's most desirable and sought after locations. This beautiful, detached family home boasts an enviable corner plot and multiple reception rooms. This superb property will undoubtedly appeal to a wide variety of buyers and so an early viewing is strongly encouraged to avoid any disappointment.

The spacious living accommodation briefly comprises of, entrance hallway with cloakroom w/c, generous lounge with lovely garden aspect, formal dining room, study/family room, attractive breakfast kitchen which features lovely wall and base units and complementary work surfaces over along with a range of high-quality integral appliances. The ground floor also offers a utility room with garden access.

Leading to the first floor a spacious landing area provides access to a lovely house bathroom and four good sized bedrooms, which includes a stylish en-suite master bedroom which boasts attractive fitted wardrobes.

Externally the property features private driveway parking to the front and an attractive garden. There is also a spacious double garage with electric door and full power. To the rear and side, a stunning private lawn and patio garden can be found which is complemented by colourful shrubs and borders and makes for a wonderful family friendly entertaining space.

The property is situated in one of Bingley's premier residential locations enjoying fantastic views. Wingfield Court is a highly desirable location with many high calibre properties nearby and Bingley town centre is approximately 1 mile distance with its range of shops, amenities, bars, restaurants and well respected primary and secondary schools. Bingley is also well served by excellent road and rail links to both West and North Yorkshire business centres which include Bradford, Skipton, Ilkley and Leeds.













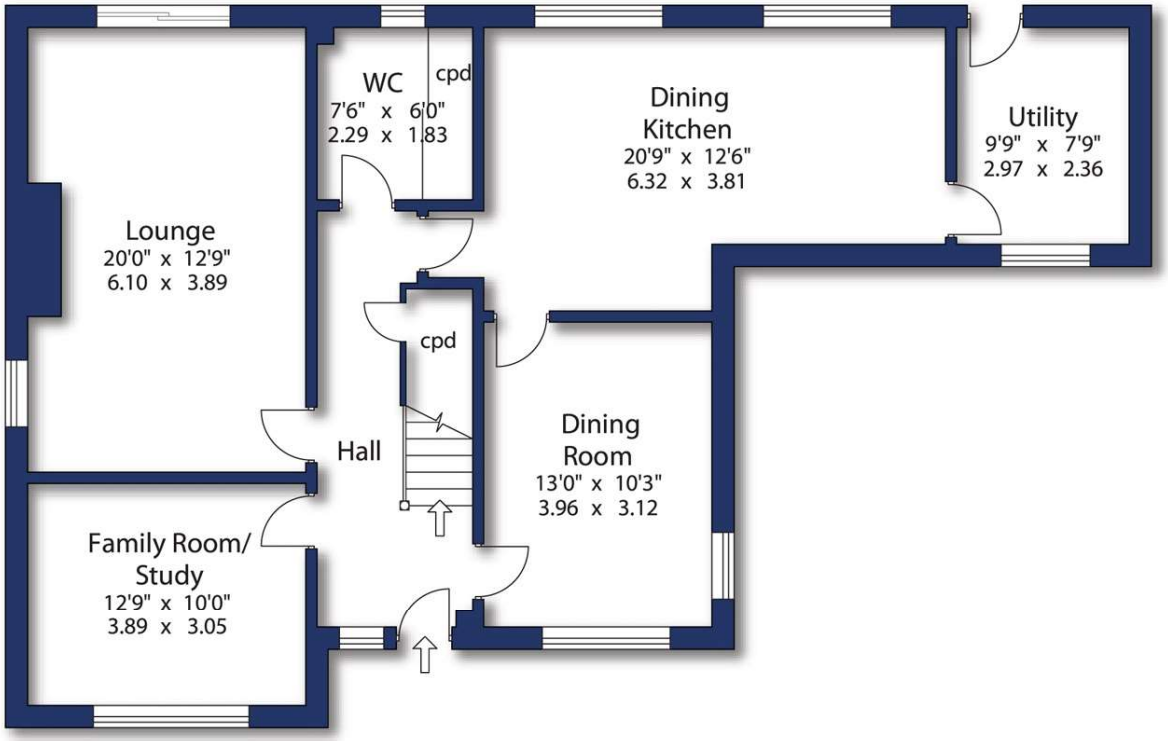




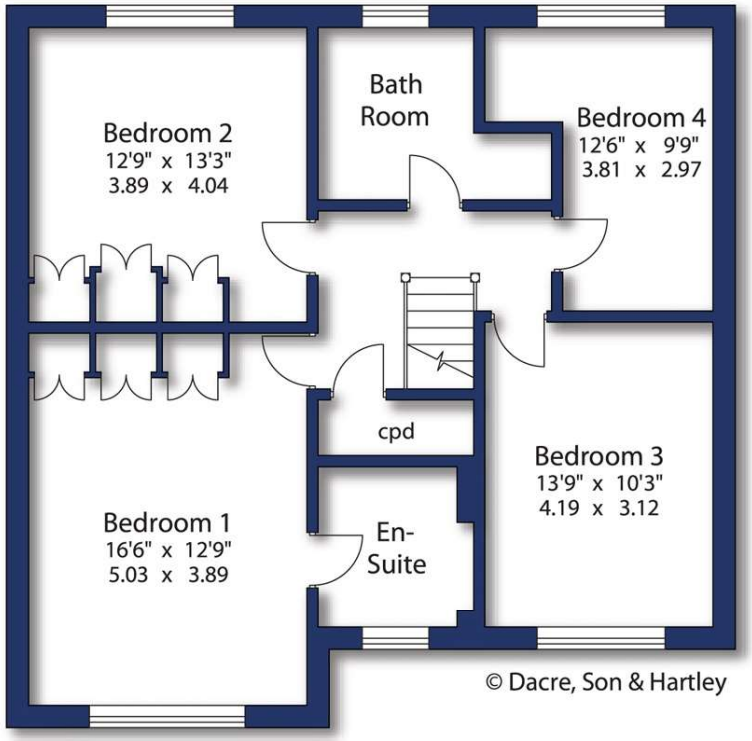




Floorplans



Ground Floor



First Floor



Directions

From Dacre Son & Hartley's Bingley office continue along Park Road and after a short distance turn right onto Priestthorpe Lane, left onto Priestthorpe Road and left again into Oakridge Court. Turn immediately left into Wingfield Court where the property will be easily identified at the bottom left hand corner.

What3Words mops.adjust.lifeguard

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- Driveway Parking & Double 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

We have been informed that a handful of trees within the garden have tree preservation orders.

Buyer Anti Money Laundering Checks

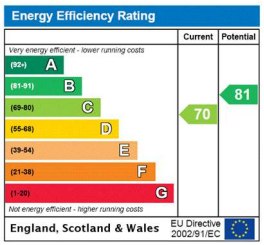
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract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

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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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