



16 Woodside Crescent, Bingley, BD16 1RE

Delightfully situated within a popular residential location is a superbly presented four-bedroom semi-detached home offering attractive living accommodation standing in superb well maintained gardens, driveway and garage.

93 Main Street, Bingley, West Yorkshire, BD16 2JA
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Bradford 5 miles, Skipton 13 miles, Leeds 14 miles (all distances approximate)

Guide Price: £249,950

- Semi-detached family home
- Offering four bedrooms
- Three reception rooms
- Attractive low maintenance gardens
- Driveway parking & single garage
- Popular Cottingley setting



General remarks

A fantastic opportunity to purchase a much-loved semi-detached family home which boasts a popular Cottingley setting, private rear garden along with, spacious living accommodation with modern fittings and decor.

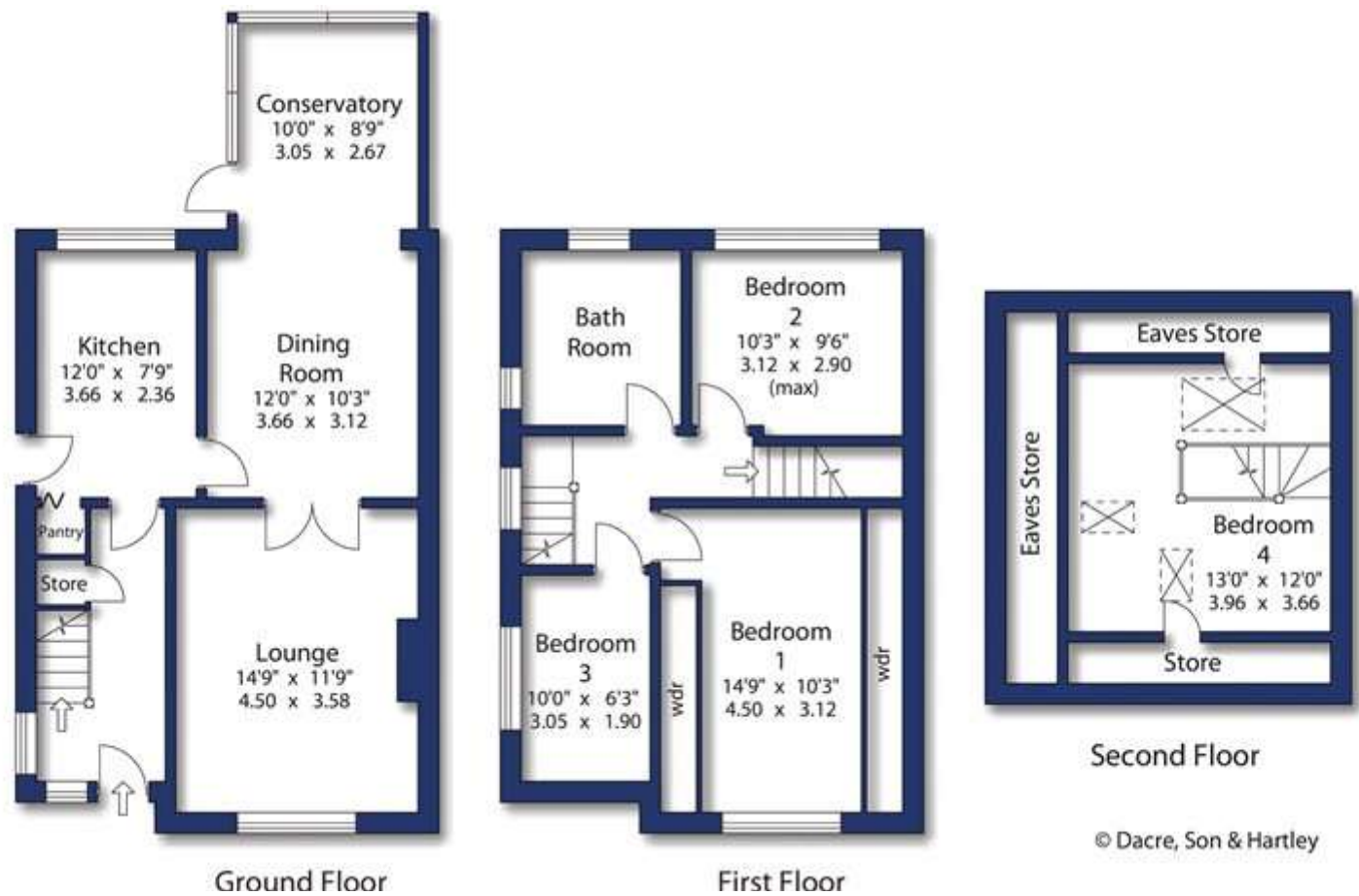
The spacious living accommodation briefly comprises of, entrance hallway with under stairs storage, good-sized family lounge, formal dining room and reception conservatory. There is a lovely, fitted kitchen featuring attractive wall and base units with complementary work surfaces over.

Leading to the first floor are two generous double bedrooms, a third single bedroom and an attractive house bathroom with both bath and shower facility. Stairs to the second-floor lead to the final bedroom/occasional room with eaves storage access.

Externally the property offers an attractive low maintenance frontage and driveway parking. The driveway itself is gated and extends to the side of the property where there is a single garage with power. To the rear there is a delightful, private low maintenance garden which makes for an excellent relaxation and entertaining space.

The property is located within a highly regarded Cottingley residential area which is within close proximity to a range of local amenities. Bingley itself offers its residents an array of first class amenities which include local shops, bars and eateries, excellent primary and secondary schools and superb commuter links to the immediate local area as well as a train service which commutes daily to the cities of Leeds and Bradford.

Floorplans





**Mortgage
Advice Bureau**

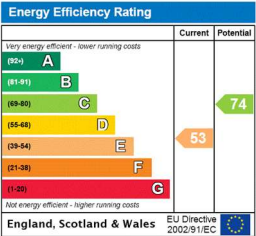
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CONTACT US



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Directions

From Dacre Son & Hartley Bingley office proceed along the Main Street in the direction of Saltaire and Shipley. Approaching Cottingley Bar traffic lights take a right turn into Cottingley New Road and at the two mini roundabouts take a right turn into Manor Road. At the large roundabout take a left turn into Airedale Avenue, proceed towards the end of the T junction. Turn left at the T junction into Woodside View and first right onto March Cote Lane and second right into Woodside Crescent. The property will be seen on the left hand side easily identified by our for sale board.

What3Words secure.movies.cards

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- Driveway Parking & Single Garage

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) available from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Agent's Notes

We have been advised that there is a small stream which runs past the property to the side of the garage.

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 £24.00 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), Dacre, Son & Hartley reserves 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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