



1 Cherry Tree Row, Harden, Bingley, BD16 1BH

A superbly presented energy efficient two-bedroom stone-built corner terrace cottage offering attractive and compact open plan living accommodation enjoying a fine aspect delightfully situated in a popular residential location.

NO CHAIN

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

Guide Price: £135,995

Accommodation

- Stone built end cottage
- Two bedrooms
- Modern Kitchen and Bathroom
- Well presented
- Lovely views
- Energy Efficient
- Popular location
- Ideal home
- No Chain

General Remarks

A superb opportunity to purchase a well presented two-bedroom stone-built corner terrace cottage offering compact living accommodation. The property has been recently modernised and includes gas heating and UPVC double glazing together with modern kitchen and bathroom fittings. The property also enjoys a fine aspect and will almost certainly appeal to a wide variety of potential buyers. The property also benefits from a recently installed energy efficient boiler.

The accommodation comprises Entrance vestibule, open plan lounge, kitchen with granite work surfaces, basement store. First floor two bedrooms and bathroom.



Cherry Tree Row is a desirable picturesque group of cottages looking on to open fields between the villages of Harden and Wilsden both of which provide a good range of local shops and amenities, recreational areas and local transport links. The location is also considered to be within daily commuting distance of Bingley, Bradford, Halifax and Leeds.







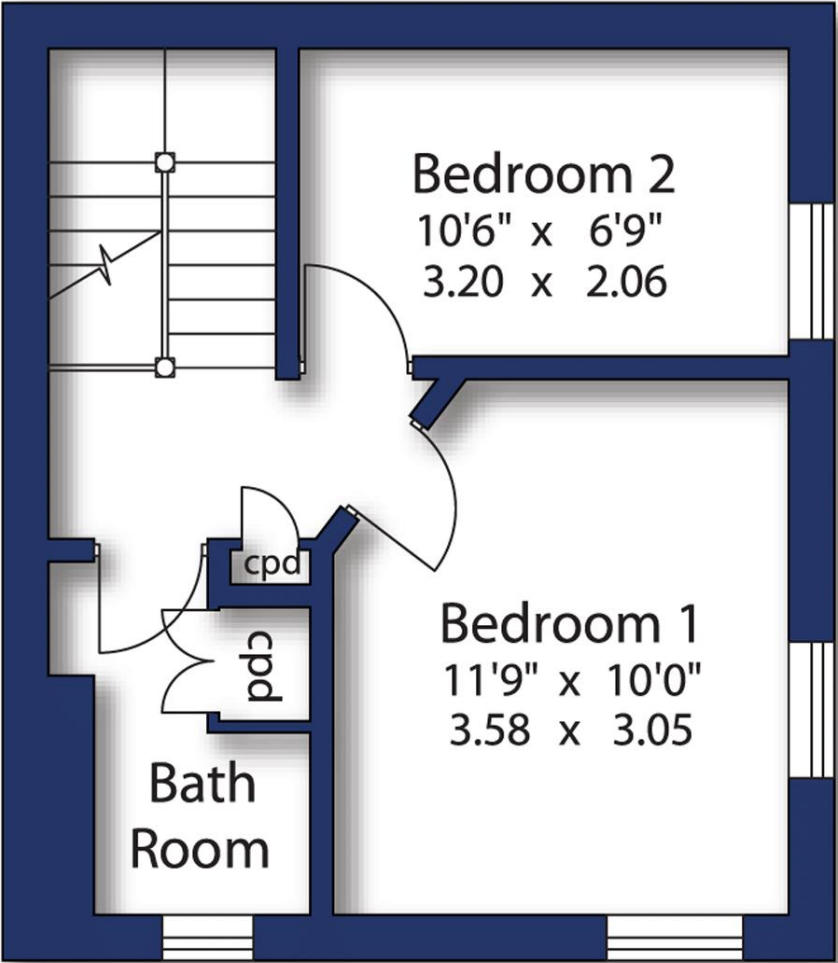
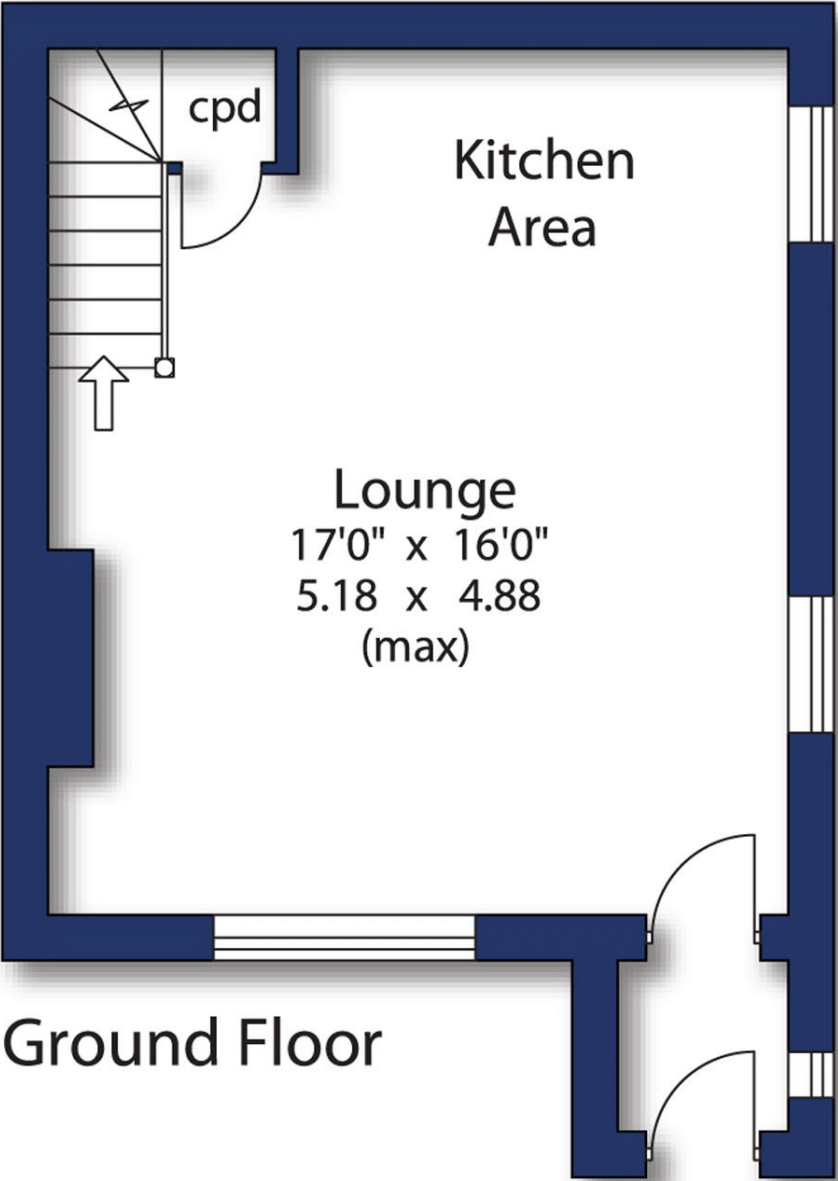








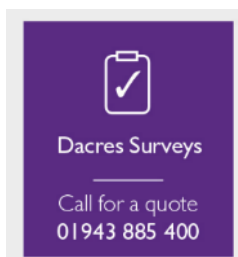
Floorplans





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			90
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Directions

Approaching Harden from Bingley in the village centre at the mini roundabout turn left towards the village. Continue down the hill past the Malt Shovel Inn towards Wilsden. Continue up the hill and immediately after Steven Smiths garden centre on the right hand side Cherry Tree Row is a row of cottages and the property will be identified by a for sale board

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, main services, The property has a sump pump in the cellar area.

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

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 £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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