



Guide Price £145,000

- Modern town centre apartment
- Two double bedrooms
- Ground floor
- Allocated parking
- Well-presented throughout
- Electric heating combi boiler
- Close proximity to Myrtle Park and Bingley town centre
- Excellent for commuters
- EPC TBC

Flat 14, Millwood, Sycamore Avenue, Bingley, West Yorkshire, BD16

A stylish two-bedroom apartment occupying a rare and highly sought-after ground floor position within this popular residential development in the heart of Bingley. The property benefits from a dedicated parking space within gated grounds and enjoys excellent access to the town centre, with Bingley railway station just a short walk away.

8 Westgate, Baildon, West Yorkshire, BD17 5EJ

Tel: 01274 532323

Email: baildon@dacres.co.uk



Flat 14, Millwood, Sycamore Avenue, Bingley, West Yorkshire, BD16 1HQ

Harrogate 20 miles, Skipton 12 miles, Leeds 15 miles (all distances approximate)

General remarks

This modern two bedroom apartment occupies a highly desirable

ground floor position within a well-regarded residential development in the heart of Bingley.

Both bedrooms are generously proportioned doubles, with the principal bedroom benefiting from a recently refurbished en suite. The open-plan living and kitchen area is of excellent proportions, enhanced by laminate wood flooring throughout and a large bay window, creating a bright and contemporary space perfect for modern living.

Additional benefits include a new electric boiler installed in 2024, a recently partially replaced roof providing years of peace of mind, and a dedicated parking space within secure, gated grounds.

The apartment enjoys superb access to the vibrant town centre, with a variety of shops, cafes, and amenities just a short walk away, while Bingley railway station is also nearby, offering excellent commuter links.

Notes: We are informed by the Vendor that this property is leasehold on a 250 year lease from 2007. We are also informed that the current annual ground rent is £197.00, the current annual service charge is £875 and the annual buildings insurance is £239.

Directions

From the centre of Bingley travel along Main Street past Five Rise shopping precinct. Turn right onto Sycamore Avenue and on the right hand side there is gated complex with secure intercom system.

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Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band C

Tenure, Services & Parking

- Leasehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from an electric boiler.
- Allocated parking space.

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.

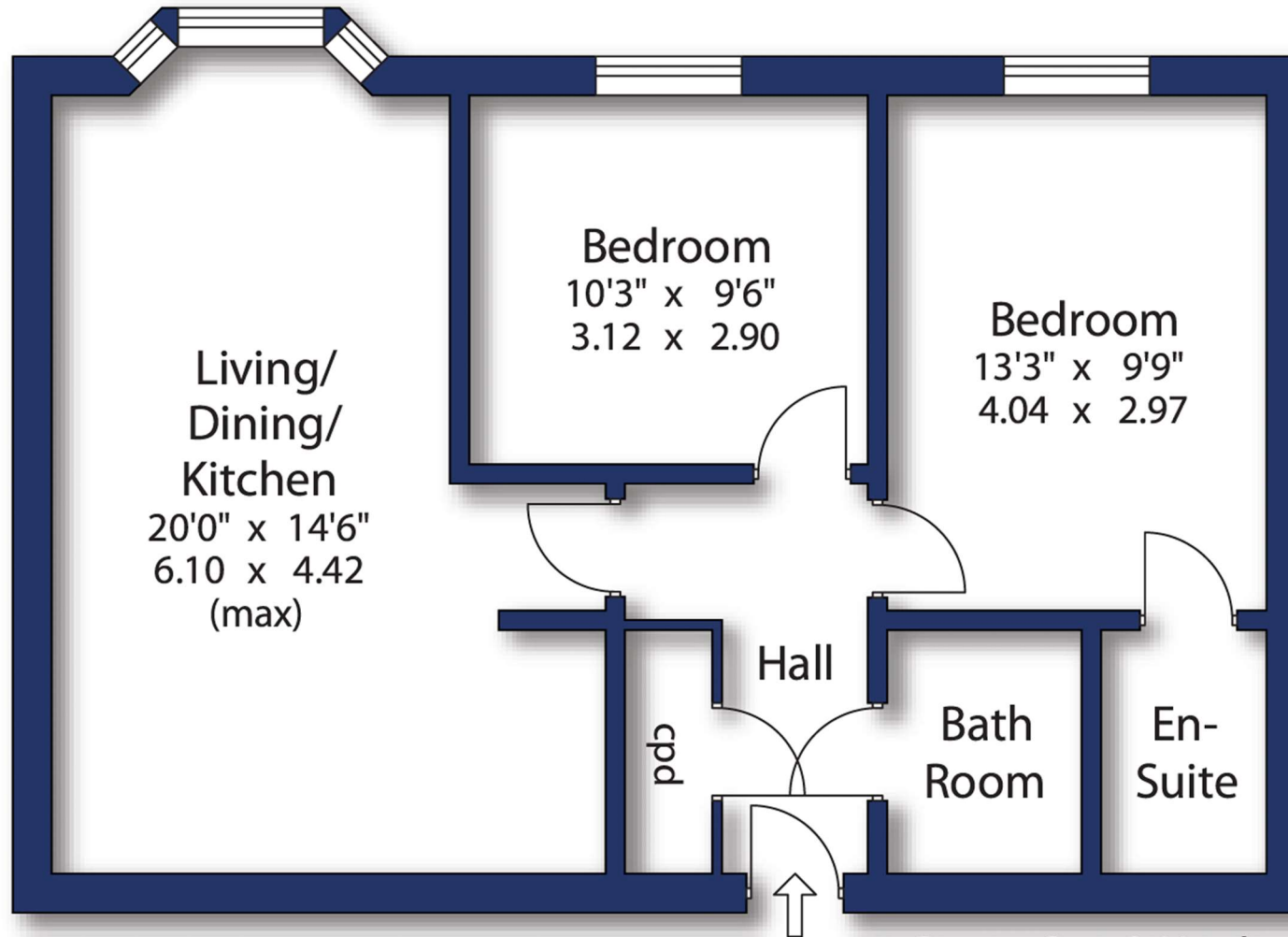
Referral fees

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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Floorplans



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Contact us



01274 532323



baildon@dacres.co.uk