



34 Belgrave Road, Bingley, BD16 4NB

A superb character terrace which features beautifully appointed, spacious living accommodation, which includes a stunning dining kitchen and four good-sized bedrooms. Boasting a desirable Bingley setting, an early viewing of this much-loved home is strongly encouraged to avoid any disappointment.

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34 Belgrave Road, Bingley, BD16 4NB

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

Guide Price: £215,000

Key Features

- Beautiful character terrace
- Offering four good-sized bedrooms
- Featuring a stunning dining kitchen
- Stylish fittings & decor
- Useful cellar
- Attractive patio garden
- Popular Bingley location

General Remarks

A delightful four-bedroom character terrace, which offers stylish, spacious living accommodation, attractive fittings and a popular Bingley location.

The spacious living accommodation briefly comprises, well-presented family lounge, a gorgeous modern dining kitchen which features beautiful wall and base units and complementary work surfaces. Leading off the kitchen are stairs down to a good-sized cellar room which offers huge potential for conversion (subject to building regulations)

To the first floor there is a wonderful master bedroom, a lovely house bathroom along with an additional bedroom. To the second floor an en-suite bedroom can be found which enjoys fabulous views of the local landscape, as well as an additional bedroom.



Externally a small stepped entrance can be found to the front of the property. At the rear there is a delightful, private low maintenance patio yard which makes for a wonderful relaxation and entertaining space.

The property is delightfully situated in a popular and convenient residential location on the edge of Bingley town centre. Bingley town centre offers a range of shops and amenities, bars, restaurants and well respected primary and secondary schools. The location is also well served by excellent road and rail access to many West and North Yorkshire business centres which include Bradford and Leeds.







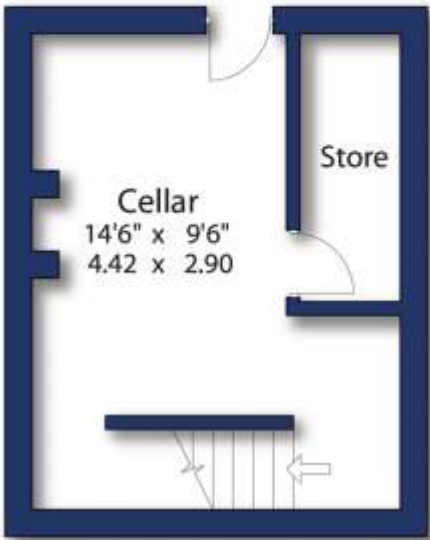




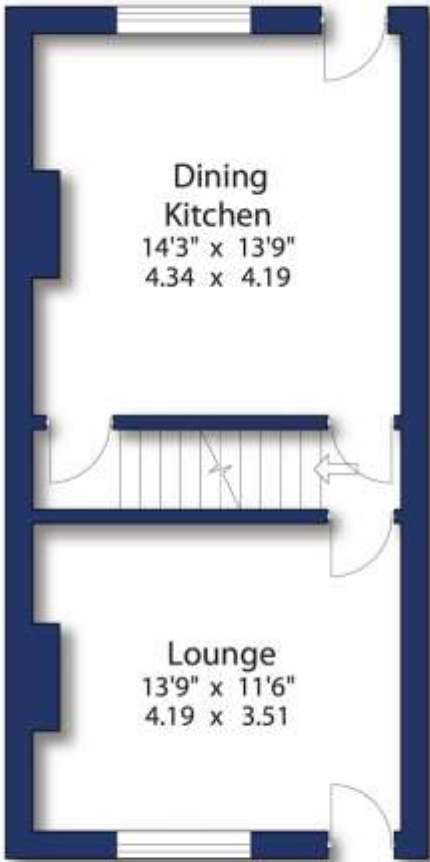




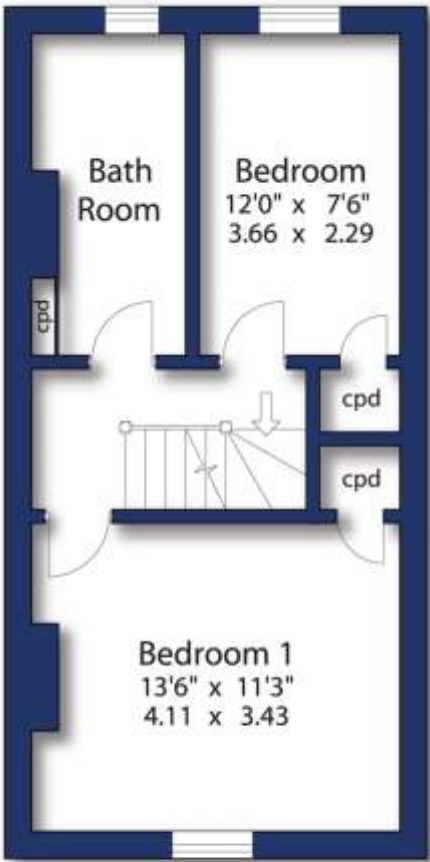
Floorplans



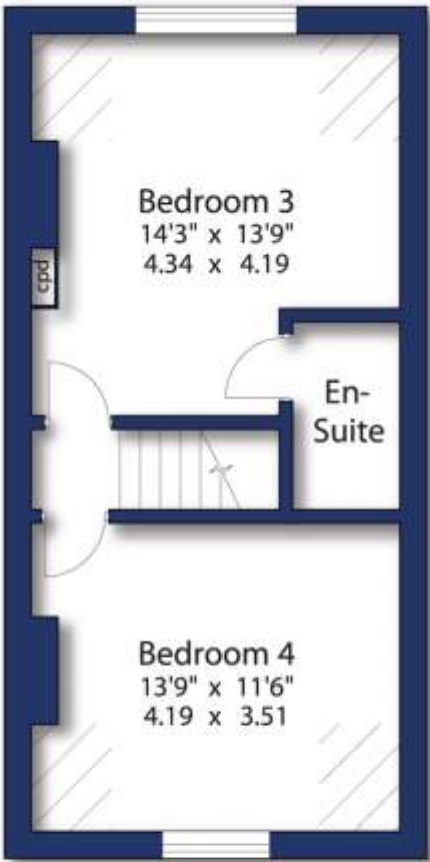
Lower Ground Floor



Ground Floor



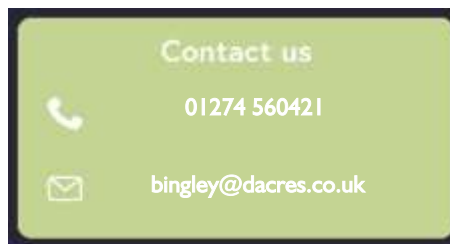
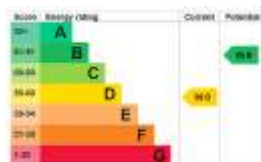
First Floor



Second Floor



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Directions

From Dacre Son & Hartley's Bingley office travel up Park Road in the direction of Eldwick. Turn right onto Charles Street which turns into Mornington Road and then turn left on to Norman Street. Continue to the top of the road before turning left onto Belgrave Road where the property will be found on the left hand side. easily identified by our For Sale sign.

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Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- On-Street Parking

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/checks/check-for-flooding-in-england)

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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