DACRE, SON & HARTLEY

EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



13 Ascham Hall, Lady Park Avenue, Bingley, West Yorkshire, BD16

Delightfully situated within a prestigious residential development is a beautifully presented and impressive three bedroom apartment offering quality fixtures and fittings and far reaching views within an exclusive residential location.

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13 Ascham Hall, Lady Park Avenue, BD16 4UB

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

Guide Price: £239,950



Accommodation

- Stunning apartment
- Three bedrooms
- En-suite to Master Bedroom
- Beautifully presented
- Far reaching views
- Communal gardens
- Exclusive residential location

General Remarks

Delightfully situated within the prestigious Ascham Hall building off Lady Lane is a very impressive three-bedroom first floor apartment offering attractive living accommodation. The deceptively spacious apartment offers beautifully presented accommodation together with quality kitchen, bathroom and en suite facilities and will almost certainly appeal to a wide variety of potential buyers. The apartment also enjoys a dual aspect with outstanding views towards the Aire valley and beyond and an internal inspection is fully recommended to appreciate this fantastic apartment.

The accommodation comprises Entrance lobby, reception / Dining Hall, Spacious Lounge with impressive bay window enjoying a fine aspect, Kitchen, Master bedroom with en suite shower room, two further bedrooms and quality Bathroom suite. The apartment has a dual access to the first floor via stairs or lift and benefits from allocated parking, ample visitor parking and is surrounded by beautifully presented communal gardens. Ascham Hall comprises a number of high-quality apartments within a popular residential location.

The complex is situated approximate a mile and half from Bingley town centre the town offers a range of shops and amenities, bar restaurants and recreational facilities. The location considered to be within daily commuting distance of Bradford, Leeds and many other principal West and North Yorkshire business centres.

1. Please note the property is leasehold for a period of 999 years from 1988.

2. Please note we have been informed by the vendor that the service charge is £3400.00 per annum

3. The Ground rent charge is £10 per annum.

4. The Apartment has access to a lift within the building













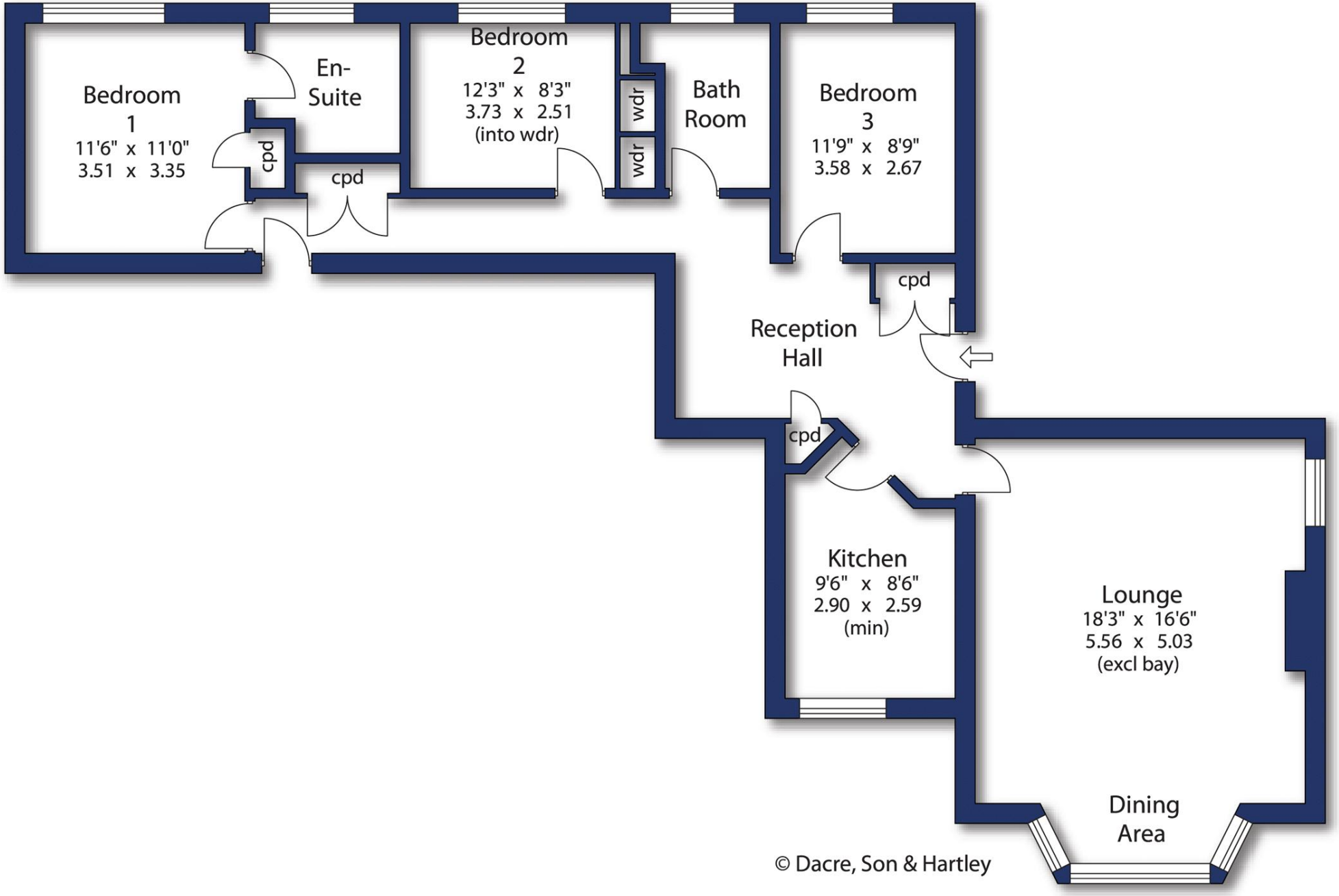








Floorplans


Bedroom
1
11'6" x 11'0"
3.51 x 3.35
En-
Suite
cpd
cpd
Bedroom
2
12'3" x 8'3"
3.73 x 2.51
(into wdr)
wdr
wdr
Bath
Room
Bedroom
3
11'9" x 8'9"
3.58 x 2.67
cpd
Reception
Hall
cpd
Kitchen
9'6" x 8'6"
2.90 x 2.59
(min)
Lounge
18'3" x 16'6"
5.56 x 5.03
(excl bay)
Dining
Area
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Directions

From Dacre Son & Hartley's Bingley office proceed up Park Road in the direction of Eldwick. After approximately 3/4 mile turn left onto Lady Lane, continue along Lady Lane past Stonegate and turn right into College Road. At the mini roundabout take the turning into Lady Park Avenue and Ascham Hall is on the left hands side. Parking is to the rear of the building.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold

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

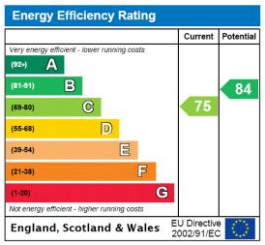
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract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

Dacres Ref: BIN240539

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.



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