DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



Beech Croft, Sheriff Lane, Eldwick, Bingley, BD16 3ER

A unique opportunity to purchase a well-established and deceptively spacious three bedroom detached property in need of extensive modernisation and refurbishment offering versatile and flexible living accommodation enjoying attractive gardens and garage delightfully situated within a prestigious residential location. NO CHAIN

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Beech Croft, Sheriff Lane, Eldwick, BD16 3ER

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



Guide Price: £350,000

Accommodation

- Superb detached property
- Three bedrooms
- In need of extensive modernisation
- Tremendous potential for extension subject to planning
- Attractive gardens
- Driveway with parking and garage
- Lovely aspect
- Prestigious location

General Remarks

Delightfully situated within a prestigious residential location is a three bedroom detached home offering deceptive living accommodation planned over two floors The property offers tremendous potential to create further accommodation by way of extension or conversion subject to planning permission. The property is in need of modernisation and includes uPVC double glazing and will almost certainly appeal to a wide variety of potential buyers and an internal inspection is indeed fully recommended to appreciate this unique home.

The accommodation briefly comprises reception hall, spacious lounge, dining room, dining kitchen, side porch, bedroom and shower room. First floor two bedrooms.

Outside the property is complemented by a superior plot with lovely gardens, attractive lawned areas, mature trees, flower beds, shrubs and paved patio. Driveway with parking leading to garage and attached sun room

The property is situated in one of Bingley's premier and prestigious residential locations with many high calibre and well established properties on the perimeter of Eldwick Village. The locality is surrounded by scenic countryside with moorland and nearby beauty spot of Shipley Glen and Baildon Moor. Gilstead and Eldwick Villages has a local shop and amenities, well respected primary school, traditional public houses and recreational areas. Bingley town centre is approximately 1.5 miles distant with its range of shopping facilities, bars and restaurants and also benefits from excellent road and rail links to other West Yorkshire business centres which include Bradford and Leeds.

We have been informed the Boiler is not working

The garden to the rear of Beech croft may be subject to planning permission for possible development in the future. Please speak with the Agent for further information.













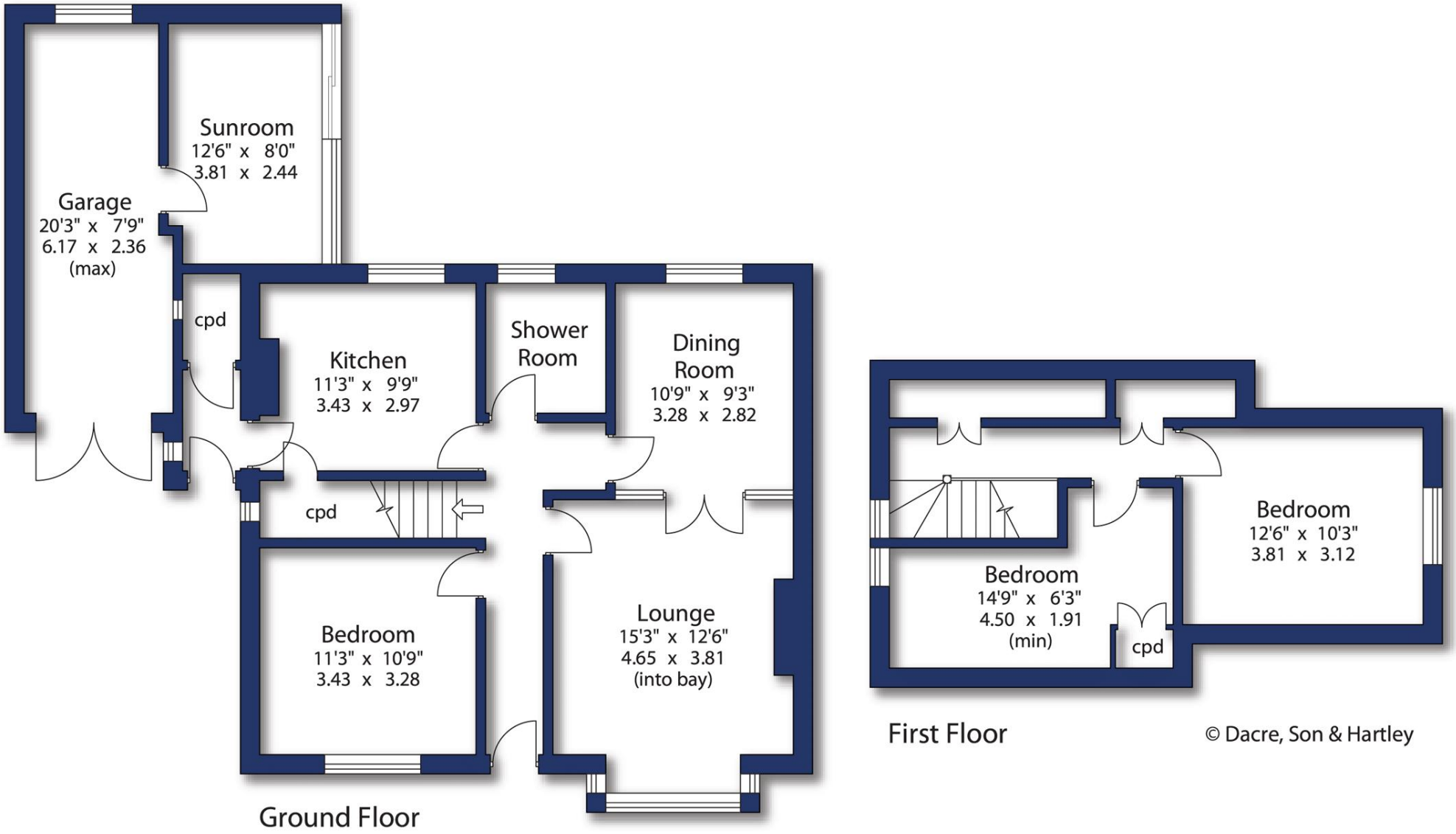








Floorplans



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Directions

From Bingley proceed up Park Road in the direction of Eldwick and after 1 mile continue straight ahead at the mini roundabout into Otley Road. After a further 1/2 a mile and immediately after Eldwick Post Office turn right into Sheriff Lane. Continue down Sheriff Lane and the property will be seen on the left hand side just after the turning for Glen road.

What3Words

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold, parking and main services

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

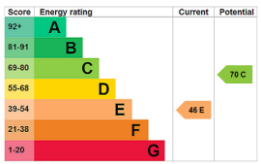
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract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