DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



10 Acland Hall, Lady Park Avenue, Bingley, BD16 4UB

A delightful one-bedroom upper floor apartment which enjoys fabulous views of the local landscape. Featuring neutral decor, and attractive fittings, this spacious property will certainly appeal to a wide variety of buyers, and so an early viewing is strongly encouraged to avoid any disappointment.

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dacres.co.uk

10 Acland Hall, Lady Park Avenue, Bingley, BD16 4UB

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

Guide Price: £139,950



Key Features

Superb Upper floor apartment
Enjoying fine aspect views
Highley desirable Bingley setting
Well-maintained communal grounds
Private residents parking
Spacious living accommodation
Attractive fittings & decor
Benefiting from having a resident's lift
No-onward chain

General Remarks

A superb opportunity to purchase a lovely one-bedroom upper floor apartment which offers deceptively spacious accommodation and is situated within an impressive complex. Acland hall enjoys an enviable Bingley setting with superb views, well-presented communal areas, residents lift and parking. The apartment itself offers lovely kitchen and bathroom facilities along with one double bedroom and residents parking. Making an excellent purchase for a wide variety of buyers, an early viewing is strongly recommended.

The accommodation includes private entrance, spacious lounge with fantastic views, fitted kitchen with attractive wall and base units and complementary work surfaces over, master bedroom with spacious walk-in wardrobe along with a stylish modern bathroom.

The complex itself sits within well maintained communal grounds, with visitor and resident parking available.

Acland Hall is situated in one of Bingley's most sought-after locations approximately 3/4 mile distant from Bingley town centre affording an excellent range of local shops and amenities, well regarded restaurants and the area is well served with excellent road and rail links to Leeds, Bradford, Skipton and other Airedale and Wharfedale towns and villages.


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CAFFÈ LUNGO
CAFFÈ CORRETTO
AMERICANO
MACCHIATO
CAFFÈ CON PANNA
CAFFÈ RISTRETTO
CAFFÈ DOPPIO
CAFFÈ CON SCHIUMA
Russell Hobbs


CAFFE
GELATI
CIOCCOLATO
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COCCO
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AMARENA





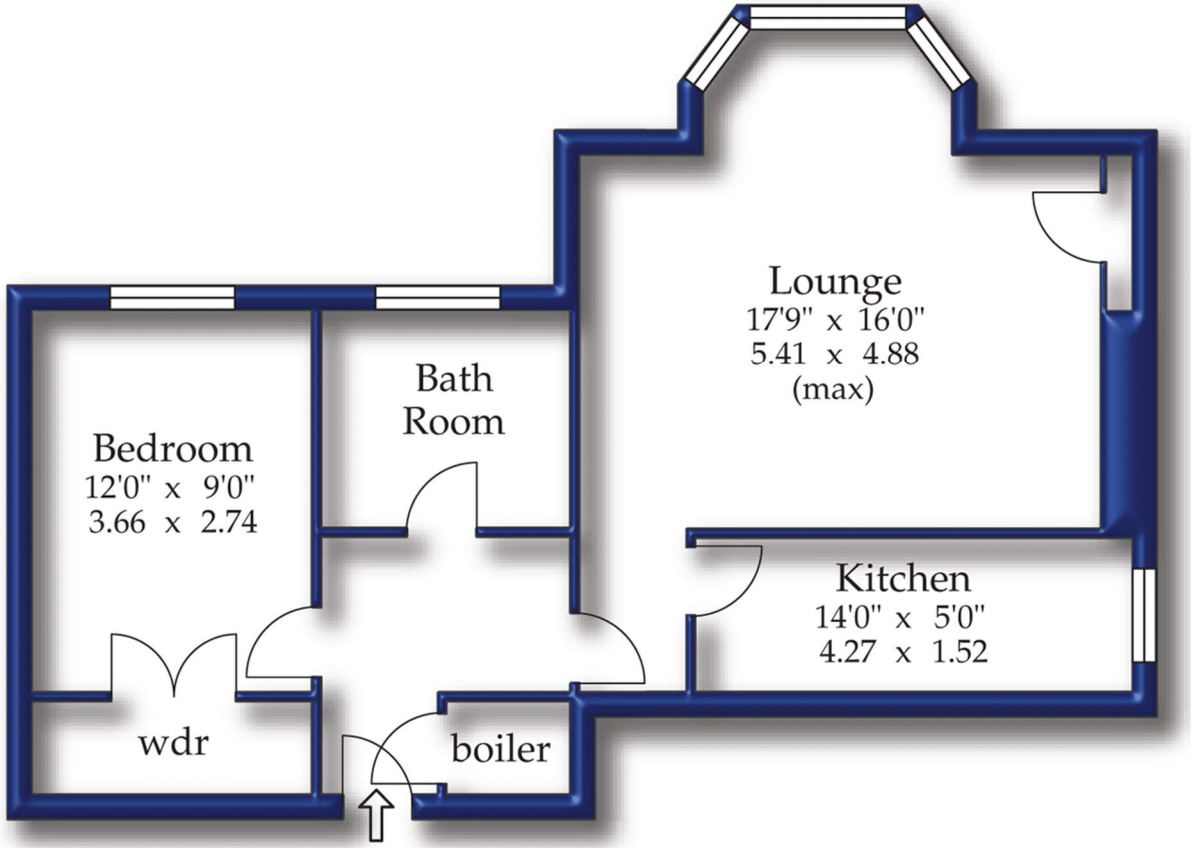








Floorplans



Ground Floor



Directions

From Dacre, Son & Hartley's Bingley office proceed up Park Road in the direction of Eldwick. After approximately ¾ of a mile turn left just before the Prince of Wales Park into Lady Lane. Continue along Lady Lane, past Stonegate and The Mansion building and then turn right into College Road. At the mini roundabout take the turning into Lady Park Avenue and Acland Hall is on the left-hand side. Continue around to the rear of the building where resident and visitor parking spaces can be found.

What3Words occupy.safe.listen

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold
- Mains- Gas/ Electric/ Water/ Drainage
- Private Residents & Visitor 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

Agent's Notes

1. We have been informed by the vendor that the property is leasehold for a period of 999.

2. We have been informed by the vendor that the annual service charge is £1,536 which includes buildings insurance.

3. We have been informed by the vendor that there is no annual ground rent.

Buyer Anti Money Laundering Checks

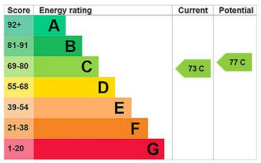
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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: BIN260258

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