



138 Poplars Park Road, Bradford, West Yorkshire, BD2 1FQ

A beautifully presented three bedroom detached home offering attractive living accommodation enjoying gardens and garage, delightfully situated on a prestigious residential development.

77 Bingley Road, Saltaire, Shipley, West Yorkshire,
BD18 4SB

Tel: 01274 581794

Email: saltaire@dacres.co.uk

dacres.co.uk





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Bradford 2 miles, Leeds 10 miles, Skipton 18 miles (all distances approximate)

Guide Price: £270,000

- Detached family home
- Well presented throughout
- Edge of village location
- Private gardens
- Garage and drive
- Viewing highly recommended



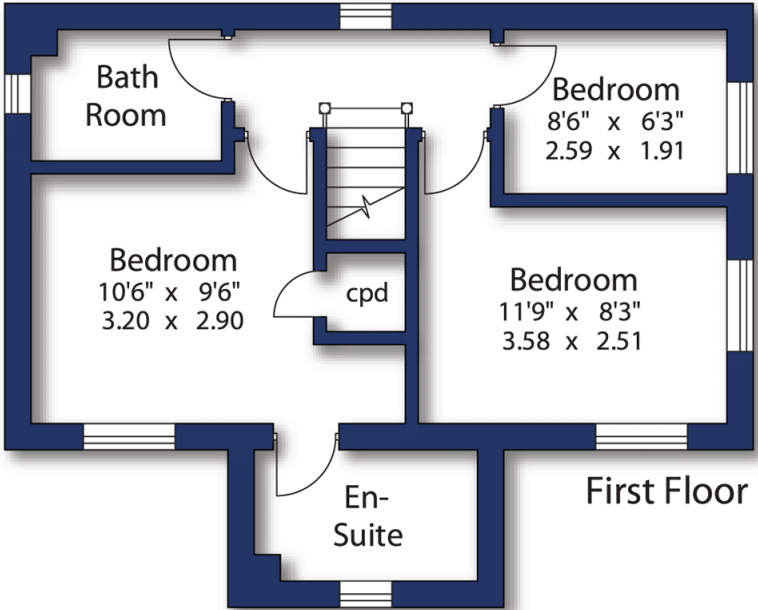
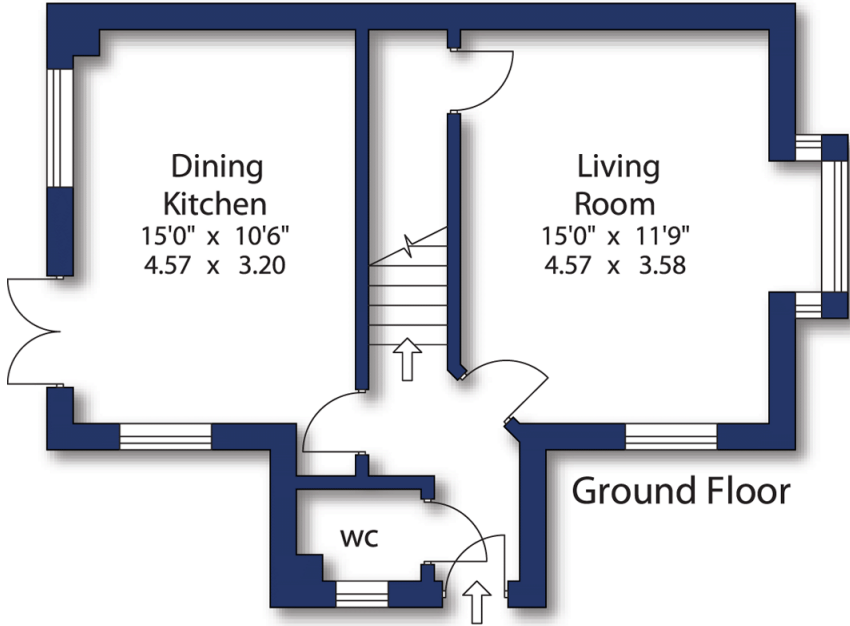
General remarks

A beautifully presented and executive three bedroom detached home offering superbly presented and immaculate living accommodation which is planned over two floors. The property is in our opinion well presented throughout and includes quality kitchen, bathroom and ensuite facilities together with gas heating and uPVC double glazing. The property enjoys a pleasant private aspect around and is complemented by attractive gardens. Indeed an internal inspection is essential to appreciate the quality and elegance of this fine detached home.

The accommodation briefly comprises reception hall way, cloaks with wc, spacious lounge, dining kitchen offering a range of quality base and wall units with integrated appliances with french doors leading to the rear garden. To the first floor landing, master bedroom with ensuite shower room, two further bedrooms and

modern house bathroom. Externally the property is complemented by good sized well maintained gardens to front and rear, lawns and paved patio area. There is a recently built stylish pagoda over a paved patio. At the front and side there is a driveway for parking.

Shipley is a popular and well established residential neighbourhood in the heart of the Aire Valley, the historic world heritage site of Saltaire is within comfortable walking distance where a broad range of everyday shops and quaint eateries are available as well as a railway station from where there is a frequent service into the cities of Leeds and Bradford and into the popular local towns of Skipton and Ilkley.



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Contact us



01274 581794



saltire@dacres.co.uk

Directions

From Shipley head along Valley Road/Canal Road in the direction of Bradford. Turn left on to Stanley Road and then right on to Poplars Park Road. The property will be half way along the road on the left hand side.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
-
-

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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