



Rivington House, 11 Falcon Road, Bingley, BD16 4DP

A stunning 1930's detached which boasts a fabulous Bingley setting enjoying wonderful far-reaching views. Set within generous landscaped gardens, this much-loved long-standing property has been tastefully extended in recent years to create a substantial four-bedroom, multiple reception room family home. Making a superb purchase for a wide variety of buyers, an early viewing is strongly encouraged to avoid any disappointment.

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

Guide Price: £695,000

Key Features

- Period detached family home
- Boasting an enviable elevated Bingley setting
- Enjoying panoramic far reaching scenic views
- Featuring stylish living accommodation & fittings
- Offering four good-sized bedrooms
- multiple reception rooms
- Gorgeous landscaped lawn & patio gardens
- Private gated driveway & single garage

General Remarks

Rivington House is a beautiful, detached period property which has been lovingly extended over recent years to create a substantial, stylish home offering a delightful contrast of modern interior styling and original features. Set within a premier Bingley location, boasting enviable panoramic scenic views and generous landscaped gardens, this one-of-a-kind much loved family home will undoubtedly appeal to many discerning buyers who are searching for a substantial, superior long-term residence. Offering four generous double bedrooms, multiple reception rooms, and a fabulous dining kitchen, this wonderful property must be viewed to fully appreciate everything that it has to offer.

The spacious living accommodation briefly comprises, entrance porch, formal dining room with under floor heating and limestone flooring, contemporary fitted kitchen featuring, limestone flooring, stylish wall and base units, complementary granite work surfaces and a range of high-end integral appliances. Leading from the kitchen is a useful utility room with internal access to the garage.

There is a gorgeous formal lounge with feature fireplace, a fantastic garden room enjoying superb scenic views, and a lovely family room with feature fireplace. The inner hallway also offers a cloakroom w/c.



To the first floor a spacious landing area leads to four good sized bedrooms, one of which includes an en-suite facility. There is also a gorgeous house bathroom which offers both free standing bath and a separate shower cubicle. The breath-taking far-reaching views can be fully appreciated from the bedroom accommodation.

Externally Rivington House is approached via a private gated drive which leads to a single garage with power and integral house access. There is also the added bonus a spacious under house basement which is ideal for garden storage or a further laundry /utility facility.

The gardens for the property comprise of a variety of tired sections which includes fabulous patio entertaining spaces, split-level lawns and abundance of colourful shrubs, borders, leafy trees and hedgerow.

The property is delightfully situated within a highly sort after Bingley location which on the fringe of the popular village of Eldwick and offers stunning views of the surrounding landscape and ease of access to the canal. The market town of Bingley offers its residents an array of first class amenities which include local shops, bars and eateries, excellent primary and secondary schools and superb commuter links to the immediate local area as well as a train service which commutes daily to the cities of Leeds and Bradford.







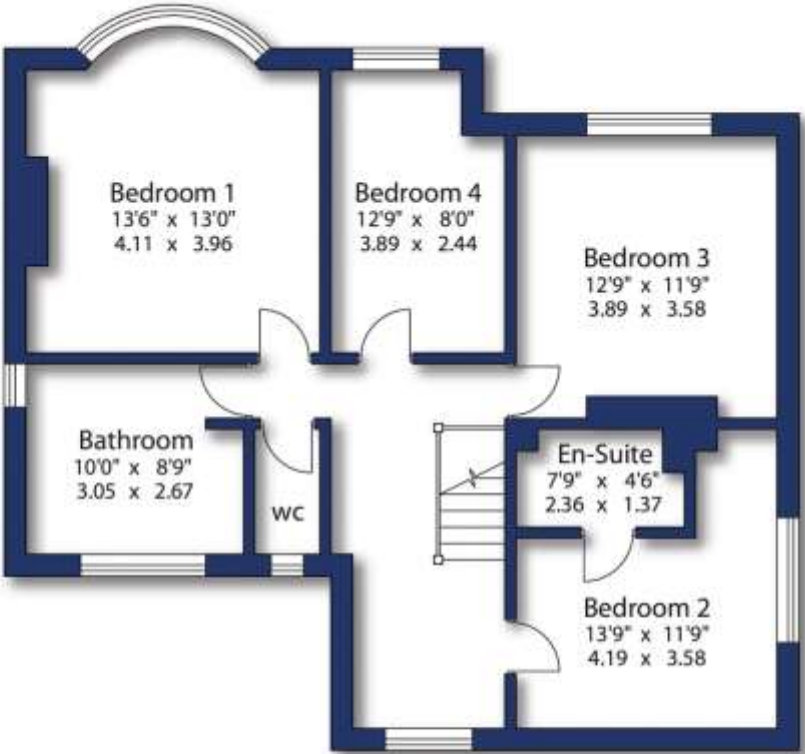
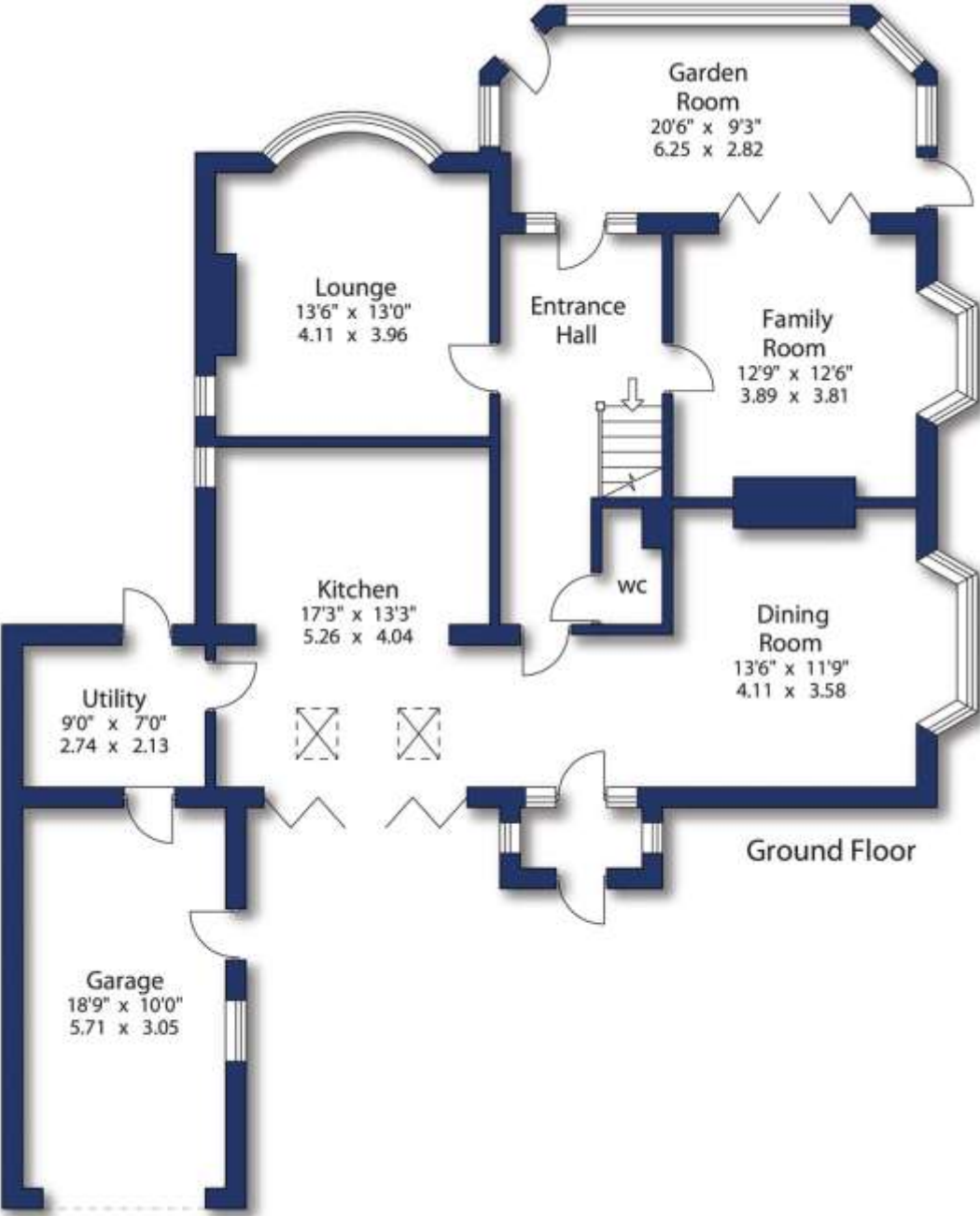








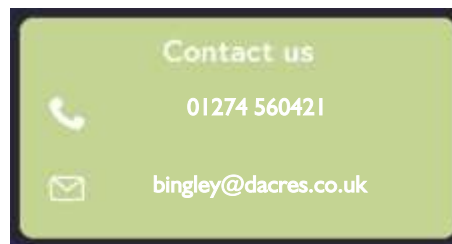
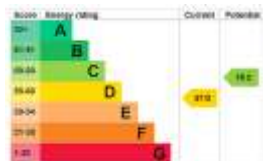
Floorplans



First Floor



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Directions

From Dacre Son & Hartley's Bingley office travel up Park Road turning left onto Hall Bank Drive. At the end of Hall Bank Drive turn left onto Beck Lane. On reaching the mini roundabout turn right onto Falcon Road and the entrance to the property will be seen just after the bend on the left-hand side. Parking is to the front of the garage.

What3Words sorry.hurls.roughness

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- Private Driveway Parking & Garage

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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