



32 Nightingale Walk, Bingley, BD16 3QB

A beautifully presented detached family home set within a highly desirable residential setting which is within close proximity to a host of first-class schools and local amenities. Offering four bedrooms, multiple reception rooms and a generous corner plot this wonderful property will certainly appeal to a wide variety of buyers and so an early viewing is strongly recommended to avoid any disappointment.

93 Main Street, Bingley, West Yorkshire, BD16 2JA

Tel: 01274 560421

Email: bingley@dacres.co.uk

dacres.co.uk





32 Nightingale Walk, Bingley, BD16 3QB

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

Guide Price: £579,950

Accommodation

- Superior detached family home
- Offering extended living accommodation
- Featuring four good-sized bedrooms
- Multiple reception rooms
- Stylish modern living accommodation
- Generous private gardens
- Driveway parking & double garage
- Hot tub included
- Desirable residential setting

General Remarks

A superb opportunity to purchase a beautiful, detached family home which boasts an enviable head of cul-de-sac setting enjoying a fantastic garden plot. This much-loved property features four good sized bedrooms, a multiple reception room layout along with stylish decor and contemporary fittings. An internal inspection is strongly encouraged to fully appreciate everything that this wonderful home has to offer.

The spacious living accommodation briefly comprises, entrance hallway with cloakroom w/c and a useful storage cupboard. There is a beautiful formal lounge, a stunning contemporary dining kitchen with formal dining area which then leads into a fabulous family room with garden aspect views. The be-spoke kitchen itself features high specification integral appliances including an integrated coffee machine and wine fridge, stylish wall and base units, and complementary work surfaces. Leading off the kitchen is a useful separate utility room.

Stairs to the first floor, lead to four good-sized double bedrooms, the master itself also benefits from a



modern en-suite shower room. There is also a lovely house bathroom.

Externally the property boasts a double width drive to the front along with a detached double garage with full power and electric car charger. There is a lovely lawn frontage with pathway which leads to the front entrance.

At the rear and side of the property a superb generous lawn garden can be found which is beautifully complemented by leafy tress and makes for a wonderful family recreational space. In addition, at the rear of the garden there is a gorgeous patio seating area and further sheltered hot tub area.

The property has a fantastic position on a modern development of similar style homes within a popular residential location. Gilstead and Eldwick offer a range of shops and amenities, recreational areas, public houses and a highly regarded primary school. The location is also close to scenic countryside and the nearby beauty spot of Shipley Glen. Bingley town centre is approximately 1.5 miles distant with its range of shopping facilities, bars, restaurants and well respected primary and secondary schools. It is well served by excellent road and rail links to other West and North Yorkshire business







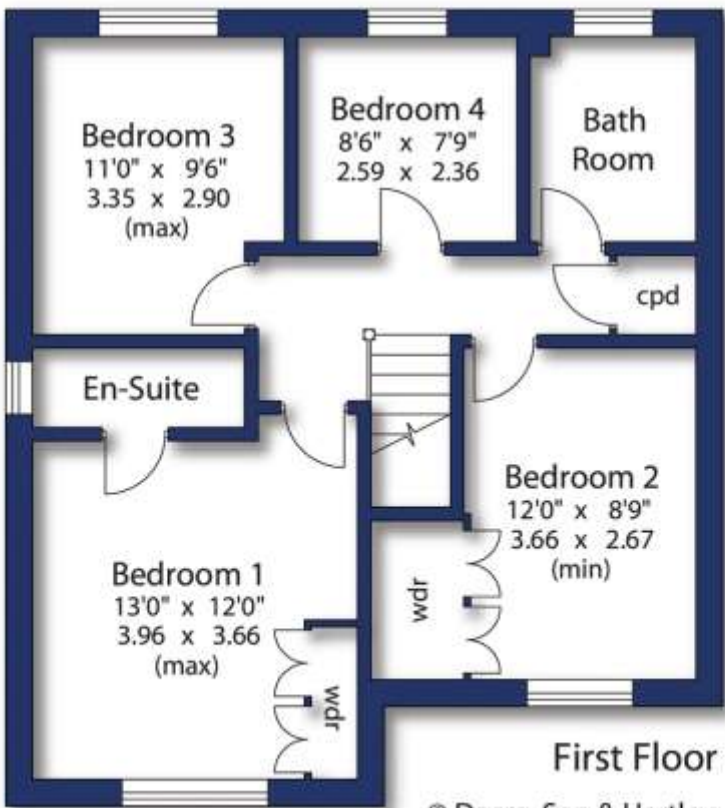
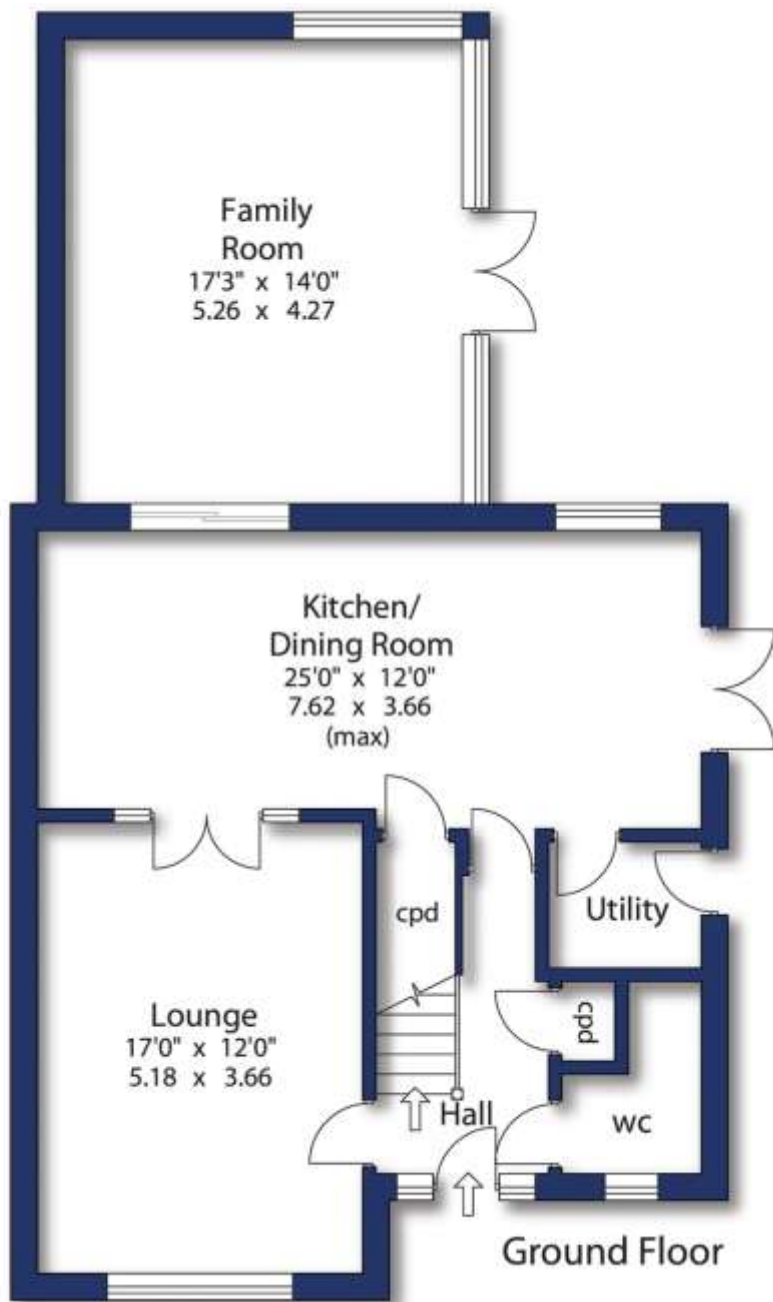






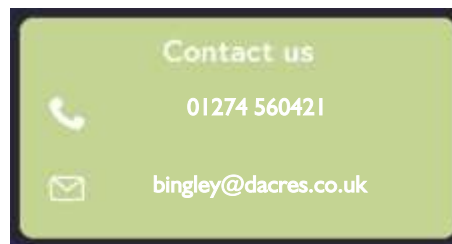
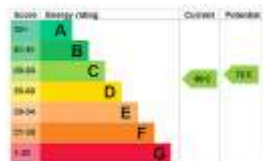


Floorplans





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.



Directions

From Dacre Son & Hartley's Bingley office travel up Park Road in the direction of Eldwick. On reaching the mini roundabout turn right on to Warren Lane, continue along Warren Lane going straight ahead at the first mini roundabout and then left onto Swan Avenue. Continue down the hill and at the T junction turn right on Nightingale Walk. Proceed up the hill and take the second right and the property will be in the far left hand corner easily identified by our for sale board.

What3Words workbook.most.leotard

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- Driveway & Double 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.

Dacres Ref: CSC230817

