



7 Powell Road, Bingley, BD16 4PP

A fantastic three-bedroom terrace property which boasts attractive living accommodation, modern fixtures and fittings, parking and a generous private rear garden.

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7 Powell Road, Bingley, BD16 4PP

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

Guide Price: £169,950

Key Features

- Fantastic terrace
- Offering three bedrooms
- Spacious lounge
- Attractive living accommodation
- Delightful rear garden
- Private parking
- Popular location
- Far reaching views
- No-onward chain

General Remarks

A lovely three-bedroom terrace which boasts spacious living accommodation, attractive fittings and decor, enjoyable views along with a delightful rear lawn garden. Making an excellent purchase for a wide variety of buyers an early viewing is strongly recommended.

The spacious living accommodation briefly comprises of, entrance hallway, generous lounge attractive fitted kitchen with stylish wall and base units and complementary work surfaces.

Leading to the first floor there are two good sized double bedrooms, a single bedroom along with a stylish house shower room.



Externally the property enjoys private parking to the front, and a lovely lawn garden to the rear which makes for an excellent relaxation and entertaining space.

The property is located within a highly regarded residential area which is within close proximity to Bingley town centre. 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.







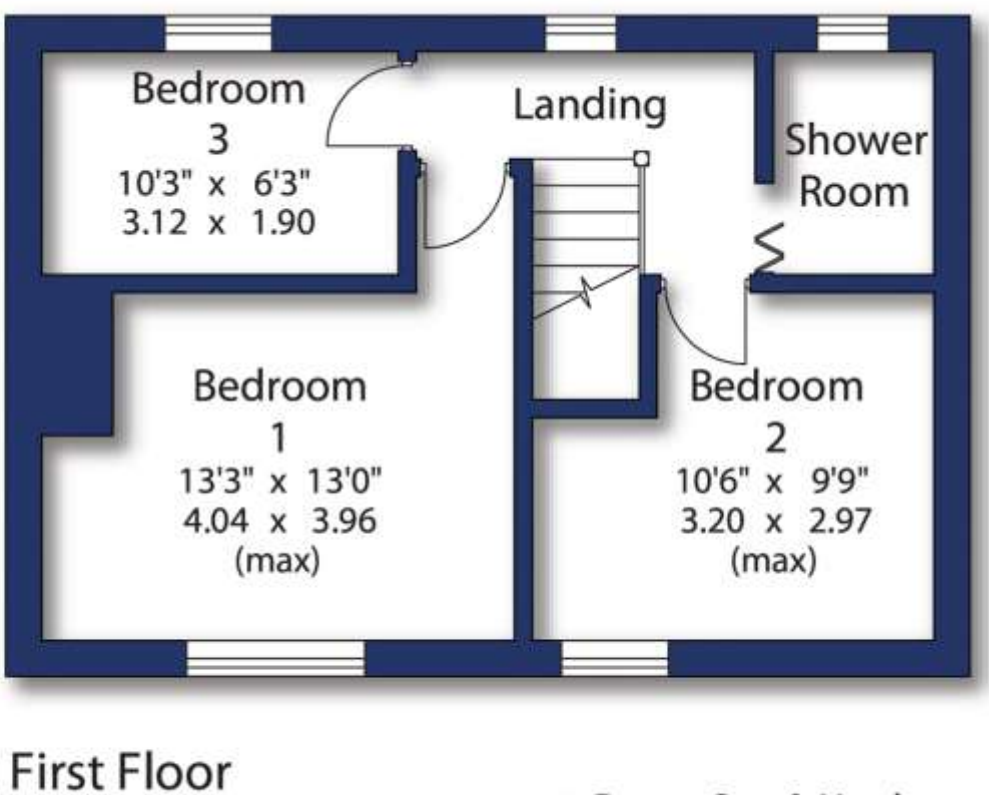
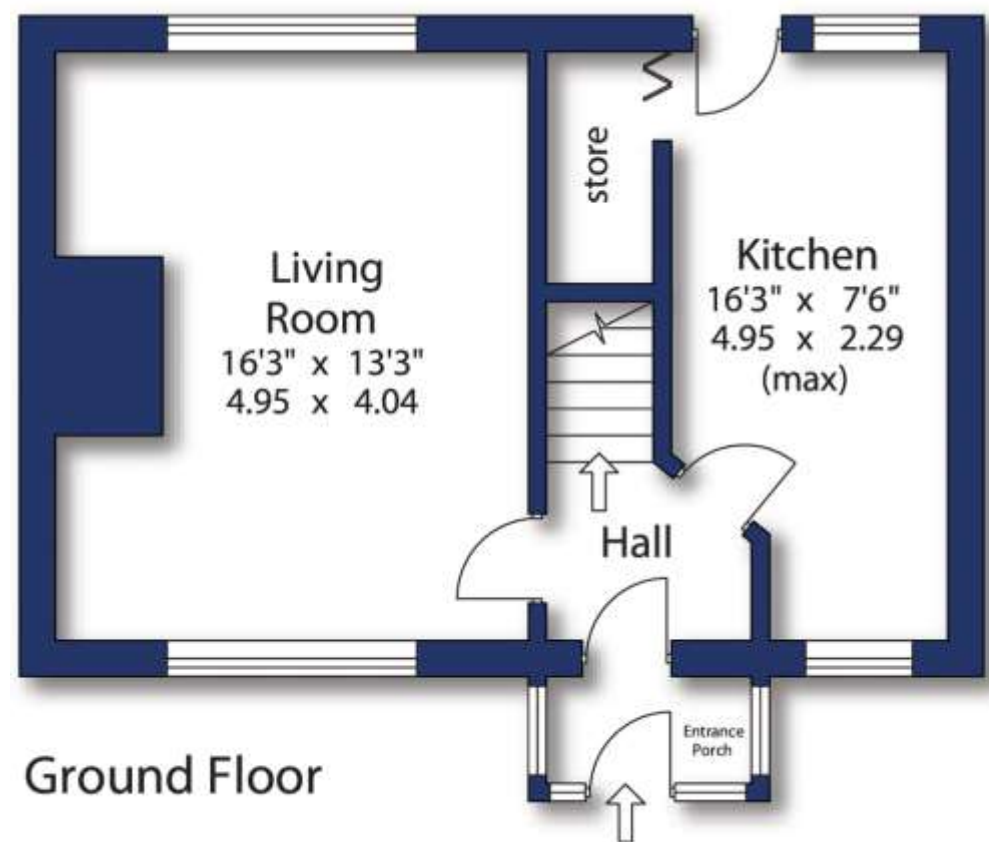








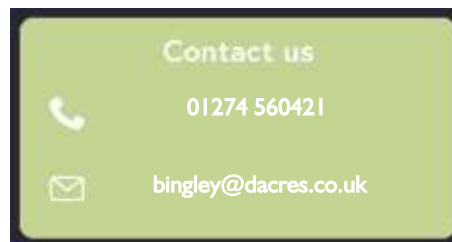
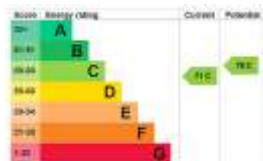
Floorplans



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Directions

From Dacre Son and Hartleys Bingley office proceed up the Main Street, passing the shopping precinct on the left hand side. Turn left onto Ferndcliffe Road, continue through the traffic lights and over the Bingley relief road. Turn right onto Powell Road where the property is located on the left hand side easily identified by our For Sale board.

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Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- Driveway 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](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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