



7 Primrose Drive, Bingley, BD16 4QT

A beautifully presented three-bedroom semi-detached family home which boasts an enviable Bingley setting enjoying stunning far-reaching views, gorgeous gardens and no-onward chain. Making a wonderful purchase for a wide variety of buyers, an early viewing is strongly encouraged to avoid any disappointment.

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2JA

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dacres.co.uk   



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

Guide Price: £299,000

Key Features

- Semi-detached family home
- Boasting superb views
- Fantastic landscaped gardens
- Three good-sized bedrooms
- Attractive fittings & decor
- Driveway parking & garage
- Desirable Location
- No-onward chain

General Remarks

Enjoying stunning far-reaching views of the surrounding landscape and fabulous front and rear gardens, this fantastic three bedroom much loved family home will certainly appeal, and an early viewing is highly recommended to appreciate everything that it has to offer.

The spacious living accommodation briefly comprises, entrance porch with fitted storage, inner hallway, spacious through lounge with formal dining area to the rear with patio door access leading onto a delightful patio terrace. There is a fitted kitchen with attractive wall and base units and complementary work surfaces.

Leading to the first floor are two good-sized double bedrooms, a lovely single third bedroom along with a modern house bathroom.



Externally the property boasts a fantastic lawn garden frontage, private driveway parking, and a single garage.

To the rear there is useful under house storage, and a tremendous lawn garden which is beautifully complemented by colourful shrubs/ borders/ leafy hedgerow and trees. The garden itself makes for a superb family friendly recreational and entertaining space in which the panoramic views can be truly enjoyed.

The property is delightfully situated within a popular residential location close to the Leeds Liverpool Canal, local moors and woods. Gilstead and Eldwick offer a range of shops and amenities, recreational areas and a well-respected primary school. Bingley town centre is approximately 1.5 miles distant with its range of shops, amenities, recreational areas and







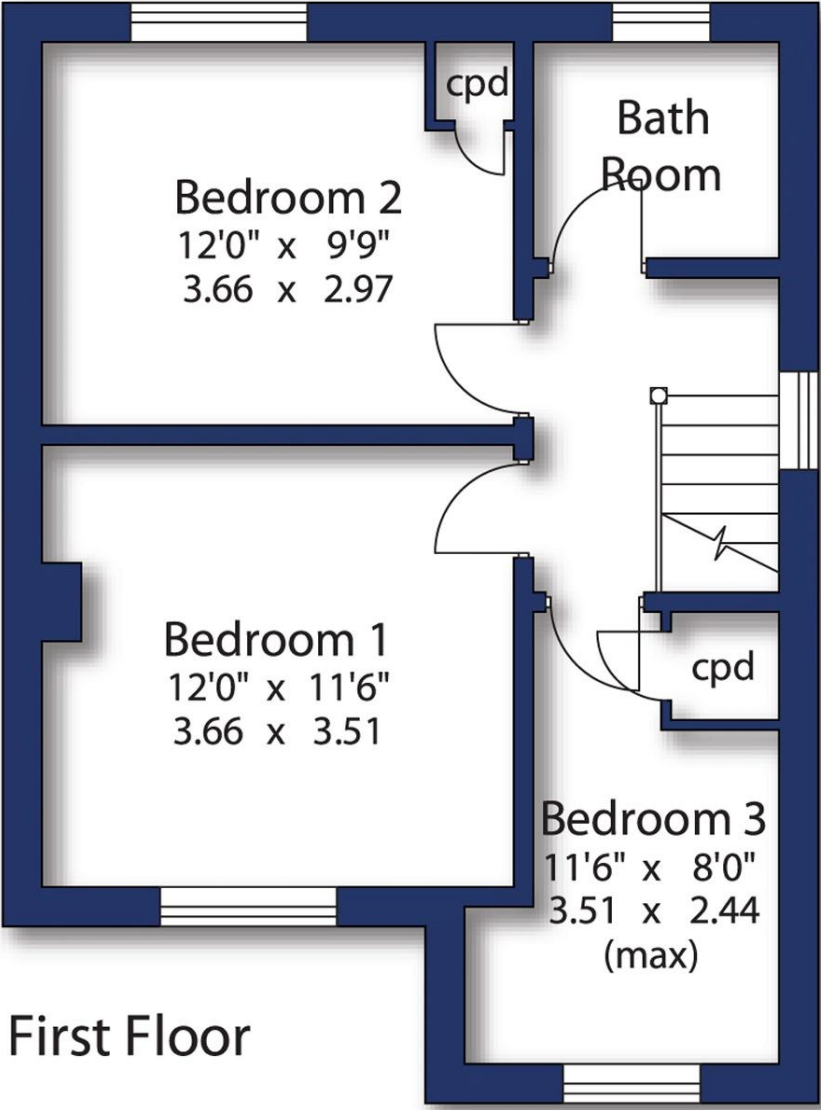
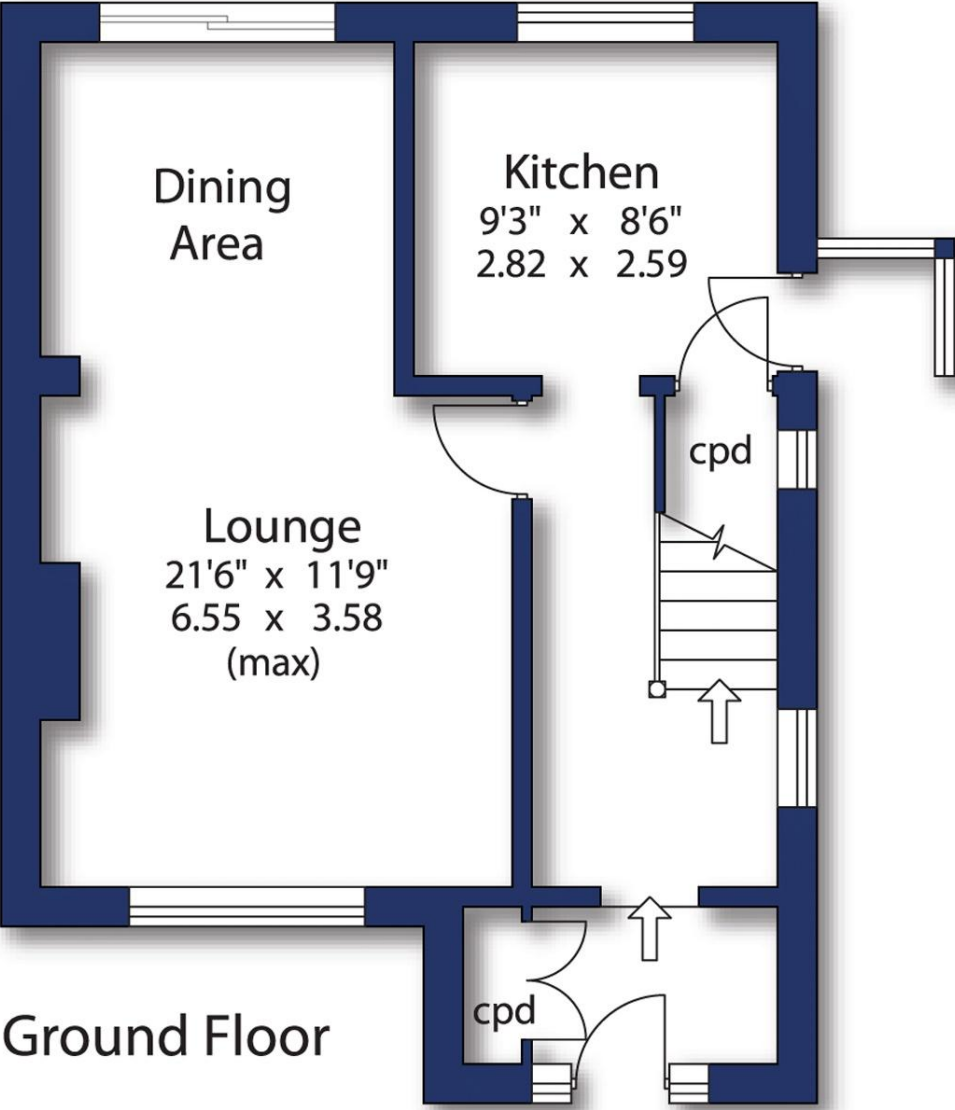






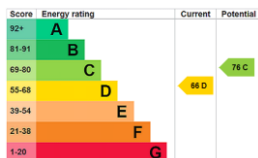


Floorplans





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Directions

From Dacre Son & Hartley's Bingley office travel along Main Street in the direction of Beckfoot school. Take the first left after Beckfoot School onto Wagon Lane. Continue over the Canal Bridge up Primrose Lane before turning left after the bend onto Primrose Drive and the property can be easily found on the left hand side.

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Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
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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://gov.uk/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

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