DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Springfield Coach House, Park Road, Bingley, BD16 4LR

A beautifully presented and unique three-bedroom former coach house offering a wealth of character features and deceptively spacious accommodation enjoying gardens and parking delightfully situated within a prestigious residential location.

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Springfield Coach House, Park Road, Bingley, BD16 4LR

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

Guide Price: £315,000



Accommodation

- Unique former coach house
- Three bedrooms
- Character features
- Well presented
- Quality kitchen, bathroom and en suite facilities
- Superb location
- Driveway and parking
- Beautiful cottage gardens
- Home office and summer house

General Remarks

Delightfully situated within a highly acclaimed and much sought after residential location is a superbly presented and rather unique three-bedroom former coach house stone built period home offering attractive living accommodation. The property is in our opinion well-presented throughout and includes quality kitchen, bathroom and en suite facilities with gas heating, Alarm system, and recently installed UPVC sealed unit double glazing with composite doors to front and rear. The property offers a host of character features and would ideally be suited to the more discerning purchaser seeking a home with elegance and versatility.

The accommodation briefly comprises reception hallway or study spacious lounge with stone feature fireplace incorporating wood burning stove, dining kitchen having a range of quality base and wall units, integrated appliances, master bedroom and en suite. To the first-floor landing two bedrooms and modern bathroom.

Outside the property is complemented by beautifully presented gardens with stone paved patio, with decking area, log store, home office and summer house. Parking to the front for several cars and access yard to the rear.

The property is situated in one of Bingley's premier residential locations with many high calibre and well-established homes nearby. The locality enjoys scenic countryside with Bingley town centre approximately nearby with its range of shops, amenities, bars, restaurants and well respected primary and secondary schools. The location also offers superb road and rail networks to many West and North Yorkshire business centres which include Bradford, Ilkley, Skipton and Leeds.




LISBON









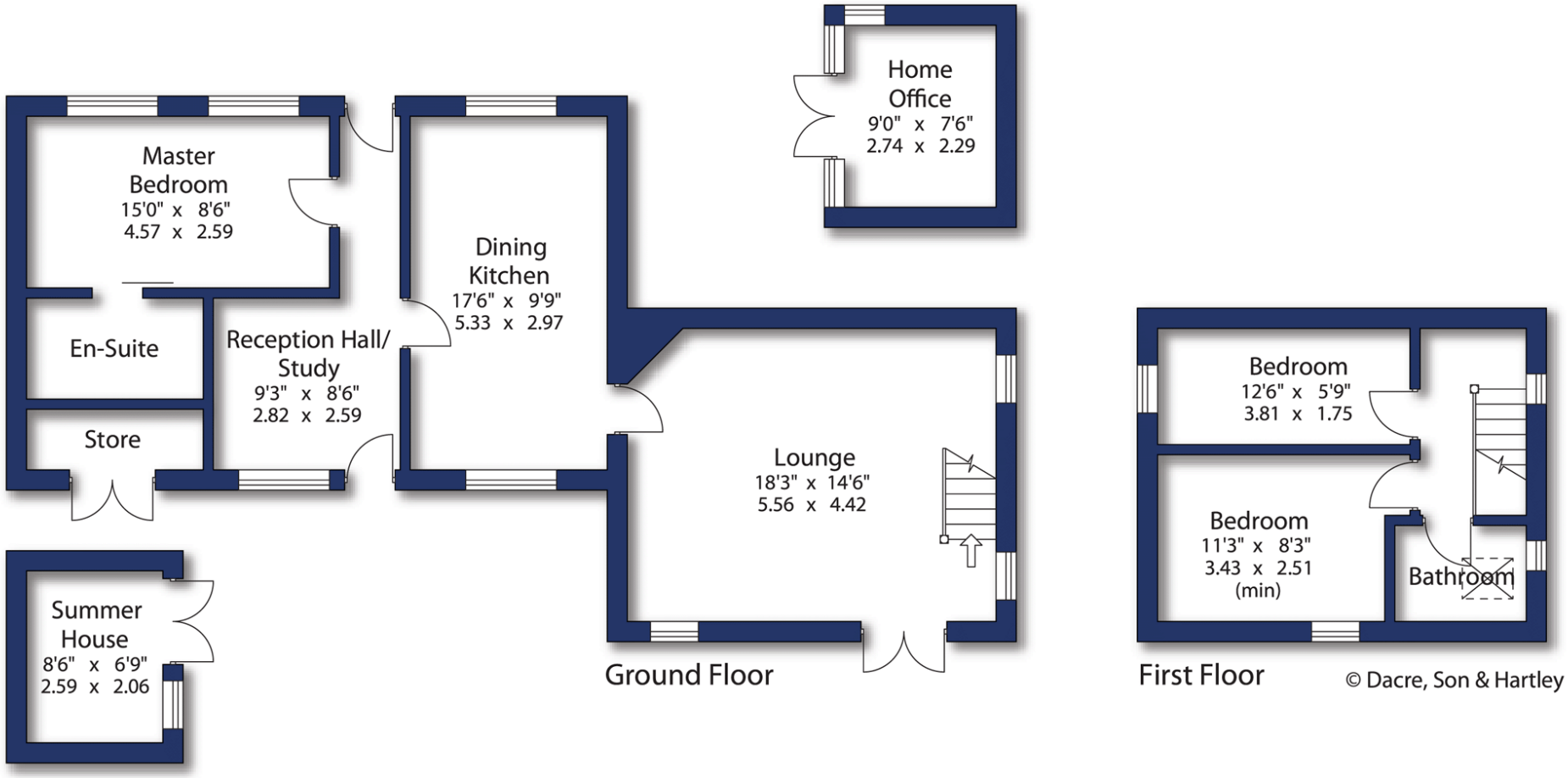








Floorplans



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Directions

From Dacre Son & Hartley Bingley office proceed up Park Road in the direction of Eldwick. After approximately 1/4 mile turn right immediately after Springfield Grove and the property will be seen behind Springfield House identified by our for sale board.

What3Words stun.screaming.trousers

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, parking for several cars and main services

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

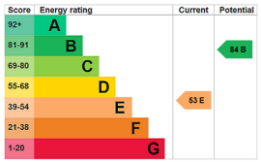
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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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