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74 Harden & Bingley Park, Goit Stock Lane, Harden, BD16 1DF

A stunning detached park home situated within a well-regarded development on the edge of Harden village. Offering two good-sized bedrooms, two reception rooms and stylish decor and fittings, and delightful low maintenance gardens this lovely home will almost certainly appeal to a wide variety of buyers.

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74 Harden & Bingley Park, Goit Stock Lane, Harden, BD16 1DF

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

Guide Price: £180,000



Key Features

- Detached park home
- Offering beautiful living accommodation
- Fantastic gardens
- Stunning setting
- Desirable site
- Offering two good-sized bedrooms
- Boasting two reception rooms
- Secure residents parking

General Remarks

A fantastic two-bedroom detached park home which is situated within a highly regarded development on the fringe of Harden village and the famous Goit Stock Waterfalls. This beautiful property enjoys spacious living accommodation, attractive fixtures and fittings along with well-presented low maintenance gardens and secure residents parking. Enjoying a fabulous setting this wonderful property would make an excellent purchase for a wide variety of buyers, and so an early viewing is strongly recommended.

The deceptively spacious living accommodation briefly comprises of; entrance hallway, generous lounge with feature fireplace. There is a formal separate dining room and an attractive fitted kitchen with stylish wall and base units and complementary work surfaces over.

There is a master with ensuite shower room and walk in wardrobe. A second double bedroom with fitted wardrobes along with a modern house bathroom.

Externally the property boasts secure residents parking opposite along with a fantastic landscaped low maintenance patio garden which makes for a wonderful relaxation and entertaining space and is further complemented by colourful shrubs and borders.

Harden & Bingley Park is delightfully situated on the edge of Harden Village surrounded by private woodland for those who enjoy the outdoors. Harden Village is a beautiful location near the scenic are of St. Ives and Harden Village boasts a range of shops and amenities, recreational areas, traditional public houses and well-respected primary school. Bingley








KITCHEN
CONVERSIONS





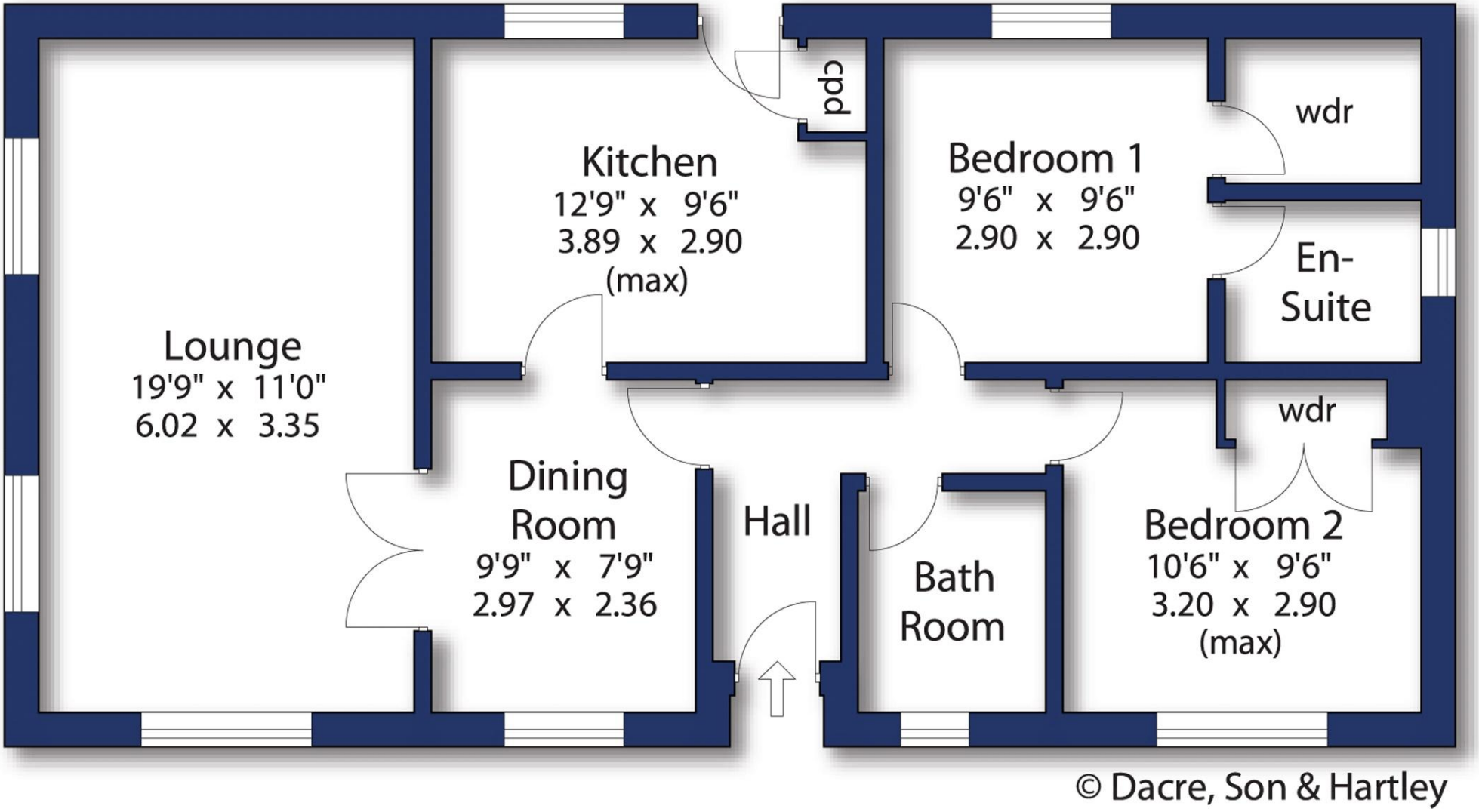








Floorplans


Lounge
19'9" x 11'0"
6.02 x 3.35
Kitchen
12'9" x 9'6"
3.89 x 2.90
(max)
cpd
Dining
Room
9'9" x 7'9"
2.97 x 2.36
Hall
Bedroom 1
9'6" x 9'6"
2.90 x 2.90
wdr
En-
Suite
wdr
Bath
Room
Bedroom 2
10'6" x 9'6"
3.20 x 2.90
(max)
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Directions

Approaching Harden from the Bingley direction on reaching the mini roundabout turn left onto Wilsden Road, continue down the hill and just before the bridge and the Malt Shovel public house turn right onto a private track which takes you to Harden Park. On approaching the park entrance please drive to the top of the car par park where we will provide access for parking at the residents car park.

What3Words sprayer.hikes.cushy

Local Authority & Council Tax Band

- Bradford District Council
- Council Tax Band A

Tenure, Services & Parking

- Freehold With Perpetual Tenure
- Mains- Electricity/ Drainage/ Spring Water Supply/ LPG Gas
- Secure Residents 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

Agent's Notes

We have been advised that the tenure of the property is Freehold with a perpetual tenure.

The land the property sits on is owned by the site owners and is therefore leased with an annual ground rent of £2040 approx.

For further site information please contact the selling agent.

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.

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