



16 The Narrows, Harden, Bingley, BD16 1HY

A stunning detached bungalow which boasts beautifully appointed, spacious split-level accommodation and stylish fixtures and fittings. This much-loved property enjoys a wonderful garden plot offering a mixture of stunning lawn and patio seating areas, along with a superb balcony terrace with tremendous views. Making an excellent purchase for a wide variety of buyers, an early viewing is

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I6 The Narrows, Harden, Bingley, BD16 1HY

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

Guide Price: £550,000

Key Features

- Superb detached bungalow
- Highly desirable Harden village setting
- Enjoying wonderful panoramic views
- Boasting spacious flexible living accommodation
- Featuring three generous double bedrooms
- Two reception rooms
- House bathroom & shower room
- Delightful balcony terrace
- Double garage & driveway parking
- No-onward chain

General Remarks

A superb opportunity to purchase a well-cared for, and much-loved detached bungalow which boasts a fine Harden setting, wonderful views and gardens, and huge potential to further enhance, subject to the relevant building approvals.

The spacious living accommodation briefly comprises, entrance hallway, two generous double bedrooms, a house shower room and a house bathroom. Stairs from the hallway lead to a lower ground double garage, additional storage rooms, boiler room and laundry room.

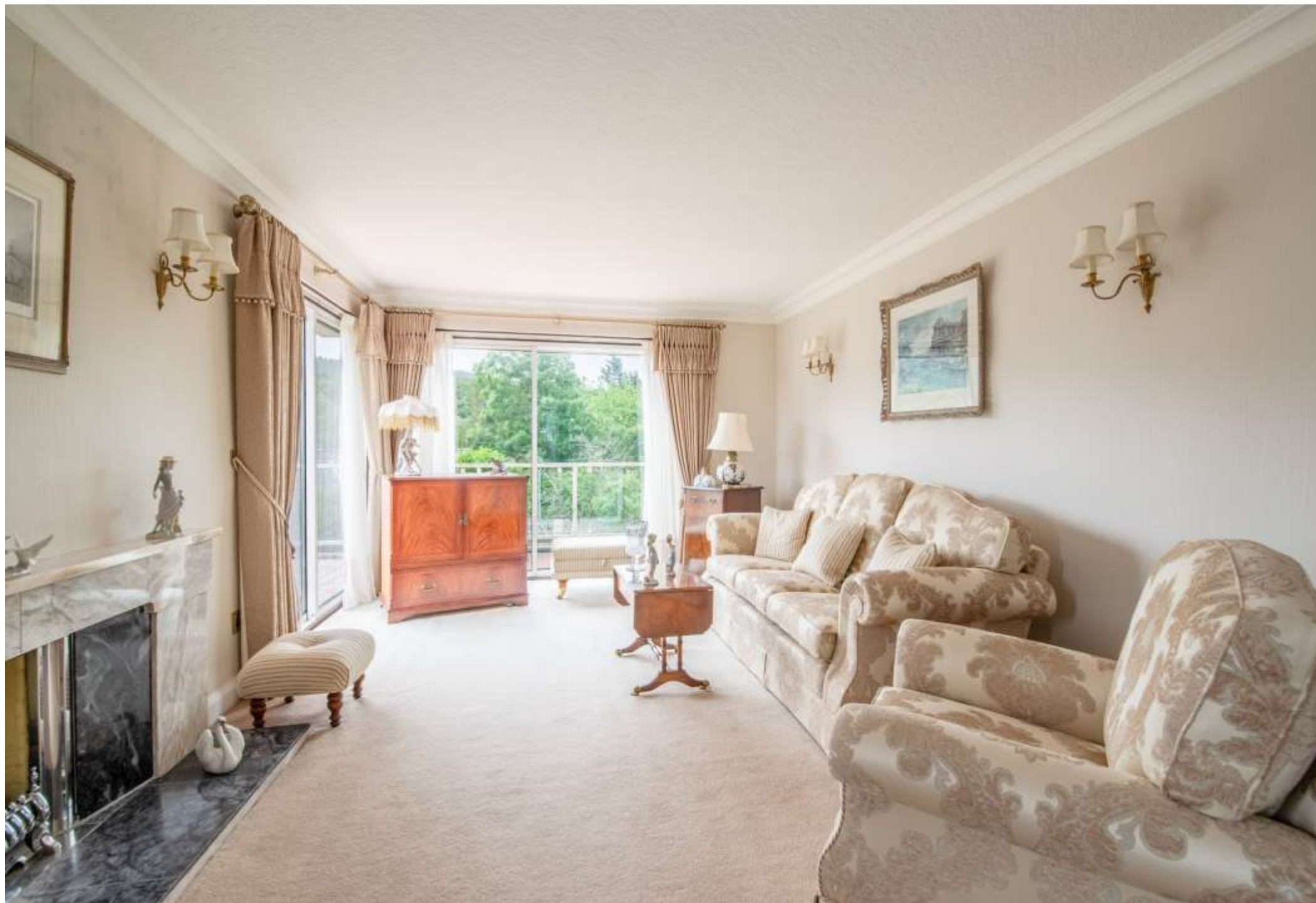
Inner stairs from the hallway lead to a split-level accommodation which consists of a double bedroom with patio terrace access, a beautiful breakfast kitchen featuring attractive wall and base units and complementary work surfaces. There is also a formal dining room, and a lovely family lounge with patio terrace access.



Externally the property sits within generous well-maintained gardens. There is a large sweeping driveway which runs to a rear parking area with access to the double garage.

To the front, side and rear beautiful lawn gardens can be found with complementary shrubs and borders and delightful patio seating areas. The stunning views can be fully appreciated further by the wonderful patio terrace.

The property is situated within a first-class residential location within the popular village of Harden. Harden is a beautiful village near scenic countryside and the nearby beauty spot of St. Ives. The village offers a range of shops and amenities, recreational areas and well-respected primary school and the location is considered to be within daily commuting distance of many West and North Yorkshire business centres which include Keighley, Bingley, Bradford, Halifax and Leeds.







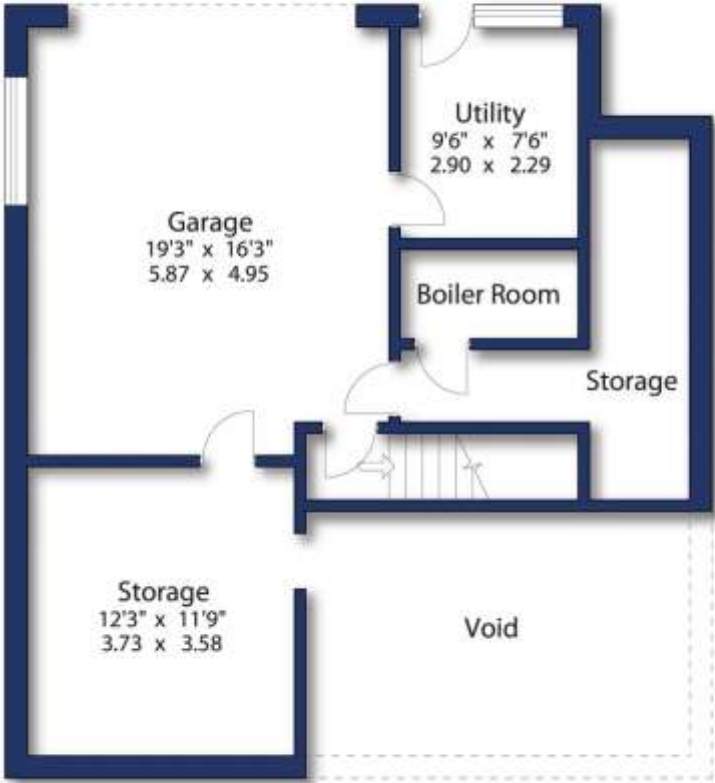




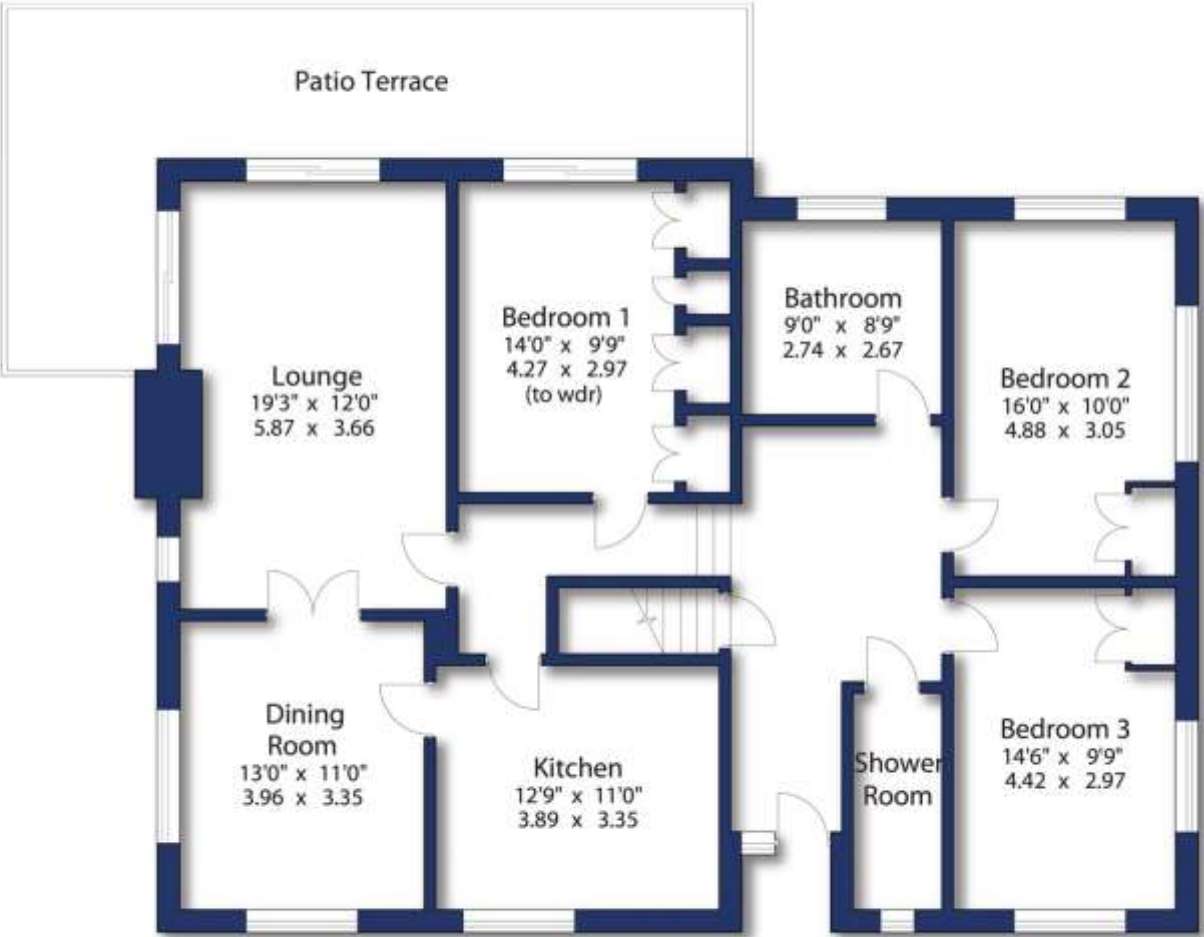




Floorplans



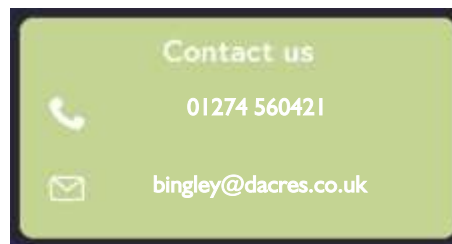
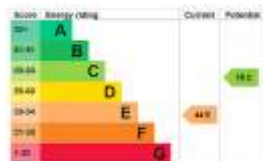
Lower Ground Floor



Ground Floor



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Directions

From Dacre Son & Hartley's Bingley office travel down Main Street turning left over Ireland Bridge, continue along the road passing the Cricket Club on the right-hand side and take the next left onto Narrow Lane. Continue along Narrow Lane into The Narrows where the property will be seen on the far-right hand side easily identified by our For Sale sign.

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Local Authority & Council Tax Band

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

Tenure, Services & Parking

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

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