



10 Charles Street, Bingley, West Yorkshire, BD16 4LG

A superbly presented and deceptively spacious three-bedroom semi-detached period home offering versatile and flexible family living accommodation planned over four floors enjoying gardens delightfully situated within a prestigious and convenient residential location.

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

Guide Price: £289,950

Accommodation

- Stone built semi-detached home
- Three bedrooms
- Superb family home
- High quality Kitchen and Bathroom fittings
- Well presented
- Garden to front and rear
- Convenient area for shops and amenities
- Prestigious residential location

General Remarks

Delightfully situated within a prestigious residential location is a superb three-bedroom stone built semi-detached property offering attractive living accommodation planned over four floors. The property will almost certainly appeal to the more discerning purchaser seeking a superb period home which boasts character features together with the modern day convenience of gas heating and UPVC sealed unit sash style double glazing. The property also includes good quality kitchen and bathroom, and an internal inspection is essential to appreciate the size, quality and deceptive nature of this fine home.

The accommodation briefly comprises reception hallway, lounge, sitting room, lower ground floor with dining kitchen, dining room, utility, wc and rear hall. First floor two bedrooms and bathroom suite. To the second-floor master bedroom and en suite shower room. Outside the property benefits from attractive garden to the front, and lovely paved patio area 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.







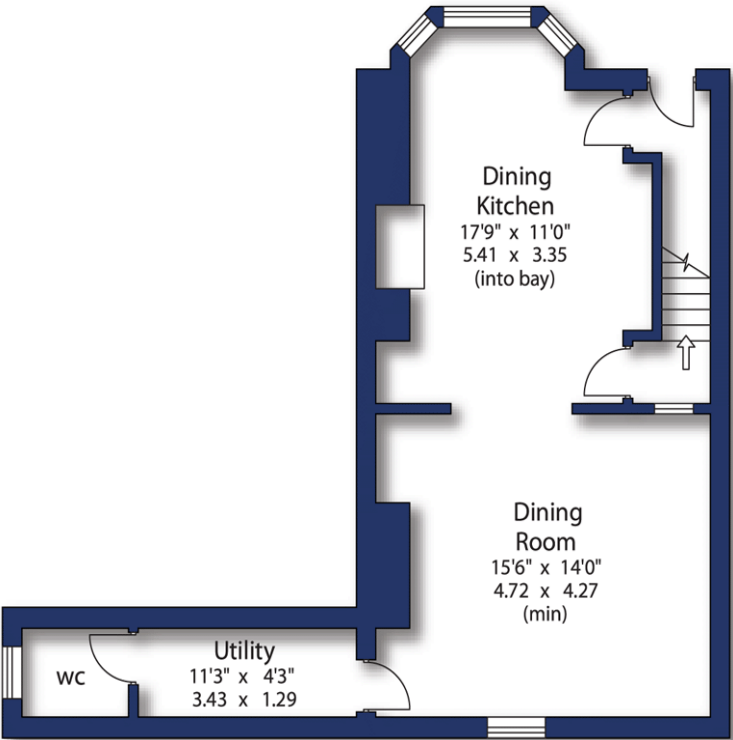




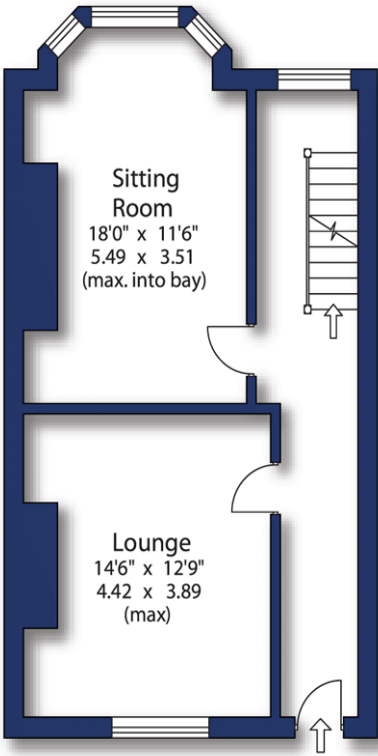




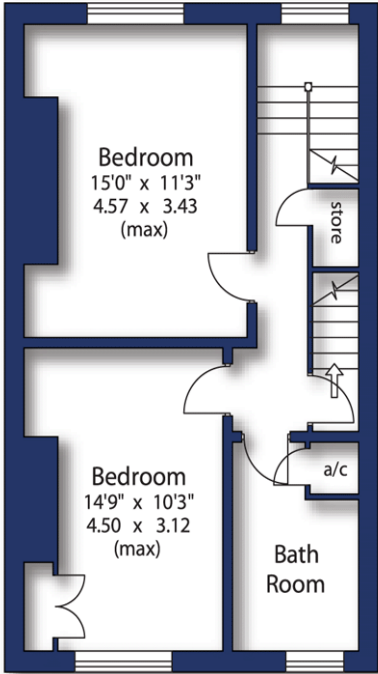
Floorplans



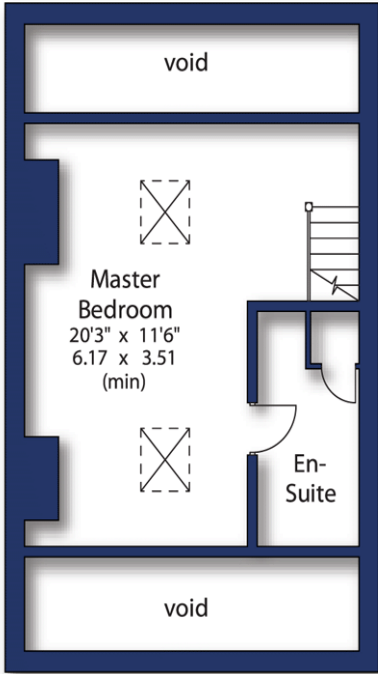
Lower Ground Floor



Ground Floor



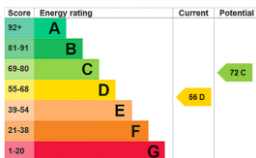
First Floor



Second Floor



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Mortgage Advice Bureau

01274 515 763

Dacres Surveys

Call for a quote
01943 885 400

Contact us

☎
✉

Directions

From Dacre Son & Hartley's Bingley office travel up Park Road in the direction of Eldwick. Turn right onto Charles Street where the property will be found on the right-hand side and easily identified by our For Sale sign.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, main services
- 1. We have been informed that the Utility room and wc interlocks and runs under the neighbouring property. An under lease of 999 years from 1 January 1996 with peppercorn rent. For further information, please contact the selling agent.

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://checkforflooding.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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