



5 The Square, East Morton, BD20 5TQ

A beautiful Grade II listed two bedroom plus loft area stone-built period home offering deceptively spacious accommodation enjoying gardens and parking delightfully situated within a most prestigious residential village.

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2JA

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5 The Square, East Morton, BD20 5TQ

Bradford 8 miles, Skipton 14 miles, Leeds 15 miles (all distances approximate)

Guide Price: £289,950

Accommodation

- Grade II listed farmhouse
- Character features
- Two bedrooms plus loft area
- Superbly presented
- Beautiful garden
- Parking to the front
- Prestigious village location

General Remarks

Delightfully situated within a highly acclaimed and much sought after residential location is a superbly presented and deceptive two bedroom plus loft area, Grade II listed period property offering attractive living accommodation planned over three floors. The property is in our opinion well-presented throughout and includes modern kitchen and bathroom fixtures and fittings together with gas heating, sealed unit double glazing and fitted alarm system.

The property includes a host of character features which include stone mullion windows, beamed ceilings, feature fireplaces and would ideally be suited to the more discerning purchaser seeking a home with elegance and versatility.

The accommodation briefly comprises entrance lounge with multi fuel burning stove, sitting room and dining kitchen. To the first-floor landing, master bedroom, bedroom two and bathroom. Second floor with attic / loft area.



Outside the property is complemented by superb cottage style gardens, with cobbled patio area, flower beds and shrubs enjoying a pleasant outlook. The property also benefits from parking to the front.

The property is situated within the fashionable village of East Morton which is close to scenic countryside, local public house and golf course. Bingley town centre is approximately 2.5 miles distant with its range of shopping facilities and excellent road and rail links to other West and North Yorkshire business centres which include Bradford, Ilkley, Halifax and Leeds.







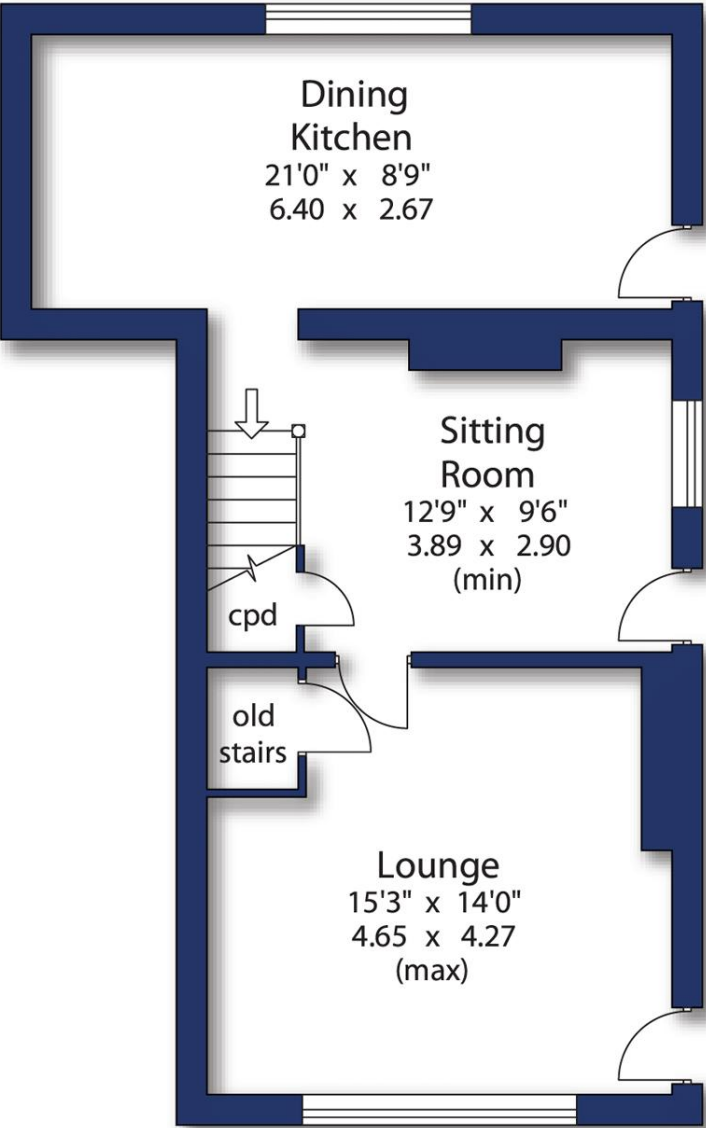




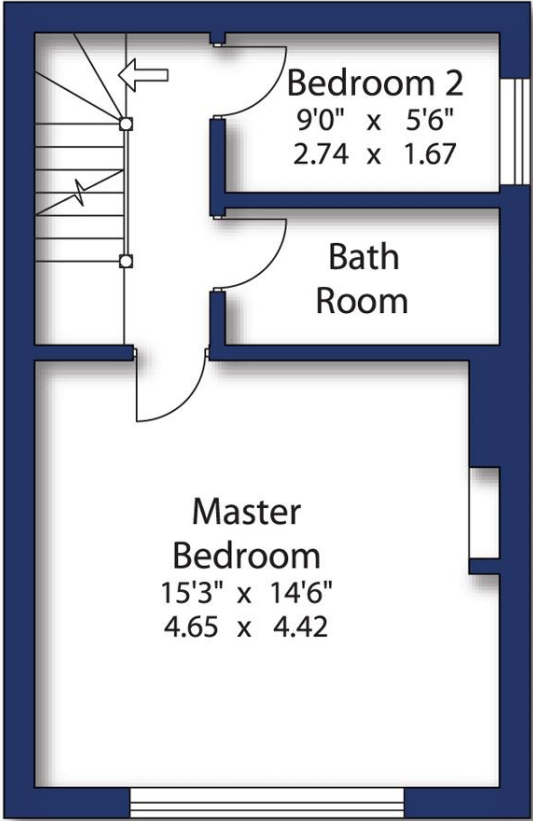




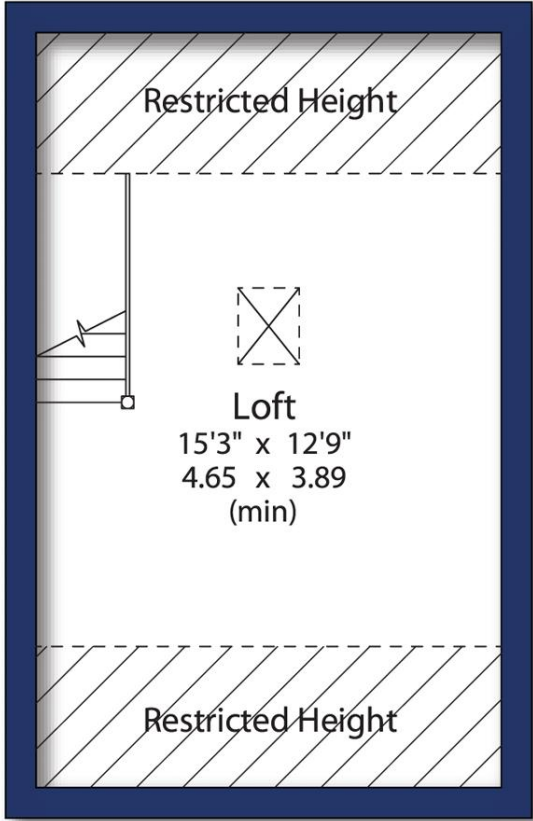
Floorplans



Ground Floor



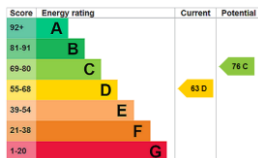
First Floor



Second Floor



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Contact us

01274 560421

bingley@dacres.co.uk

Directions

From Bingley proceed towards Keighley on the A650. Continue through Crossflatts then turn right into Morton Lane just before the pelican crossing and Tesco Express. Continue into the village and at the T junction turn right into the village centre, continue past the Busfield Arms and The Square will be found on the left.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- 1. We have been informed by the vendor that there is a right of access for the neighbouring property via the front garden to get access to their home.

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 £26.10 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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