



1 Ferrands Park Way, Harden, Bingley, BD16 1HZ

Delightfully situated within a prestigious residential location is a well-established two bedroom semi-detached bungalow with conservatory to the side offering attractive living accommodation enjoying superb gardens, garage and parking.

93 Main Street, Bingley, West Yorkshire, BD16
2JA

Tel: 01274 560421

Email: bingley@dacres.co.uk

dacres.co.uk   



1 Ferrands Park Way, Harden, Bingley, BD16 1HZ

Bradford 6 miles, Skipton 15 miles, Leeds 16 miles (all distances approximate)

Guide Price: £289,950

Accommodation

- Semi-detached bungalow
- Two bedrooms
- Well established
- Conservatory
- Superb gardens
- Garage & parking
- Prestigious residential location

General Remarks

Delightfully situated within a most prestigious residential location is a well-established two bedroom semi-detached bungalow offering attractive living accommodation at ground floor level. The property offers tremendous potential to create further accommodation by way of extension or conversion of the loft subject to planning permission and building regulations and only an internal inspection will reveal the size of this fine home. The property includes modern kitchen and shower room fittings together with conservatory to the side, UPVC sealed unit double glazing, gas heating and alarm system.

The accommodation briefly comprises UPVC conservatory giving access to the reception hall with access to the loft area, spacious lounge, kitchen, two bedrooms, and shower room.

Outside the property is complemented by a superior plot with superbly presented and well stocked gardens lawned area, paved patio, flower beds, trees and shrubs. Pathway at the rear to under house storage and garage with power light and electric door.



The property is delightfully situated within a prestigious residential location. Harden is a beautiful village near the scenic area of St. Ives and the village boasts a range of shops and amenities, recreational areas and well respected primary school. The location is also considered to be within daily commuting distance of many West and North Yorkshire business centres which include Bingley, Keighley, Bradford, Halifax and Leeds.

1. The solar panels are owned and the current tariff is to be confirmed

2. The garage is accessed to the side of number 3 Ferrand's park way. Northern power grid own the driveway and grant a right of access to the garage for both properties. Joint maintenance is required for both 1 & 3 of the driveway. Please see the Agent for further details.







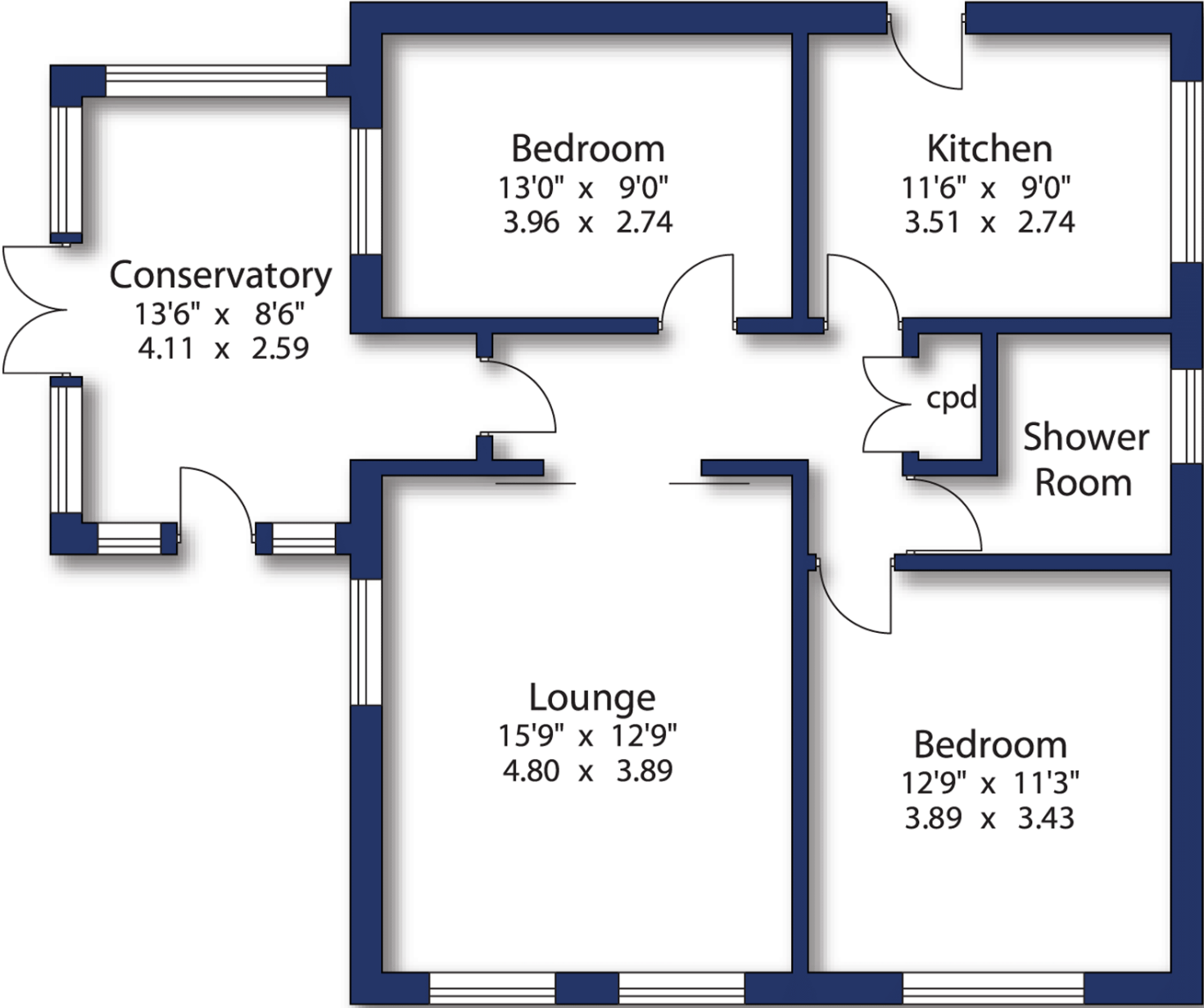








Floorplans





Directions

Approaching Harden from the Bingley direction on reaching the mini roundabout turn left onto Wilsden Road. After a short distance left onto Ferrands Park Way and the property will be seen on the left hand side easily identified by our for sale board.

What3Words

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold, Main services, parking and 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://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.

Dacres Ref: BIN210579

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
	B (81-91)		
	C (69-80)		
	D (55-68)		
	E (39-54)		
Not energy efficient - higher running costs	F (21-38)		
	G (1-20)		
England, Scotland & Wales		82	87

Mortgage Advice Bureau

01274 515 763

Dacres Surveys

Call for a quote
01943 885 400

Contact us

01274 560421

bingley@dacres.co.uk

