



23 Clarendon Road, Eldwick, Bingley, BD16 3DL

A very well presented three-bedroom semi-detached home offering good sized family living accommodation standing in attractive gardens, driveway and garage delightfully situated within a prestigious residential location.

NO CHAIN

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

Guide Price: £279,950

Accommodation

- Semi-detached property
- Three bedrooms
- Well presented
- Tremendous potential to extend subject to planning
- Good sized gardens
- Parking and garage
- Super south facing rear aspect
- Popular village location

General Remarks

A superb opportunity to purchase a well presented three-bedroom semi-detached home offering good sized family living accommodation planned over two floors. The property is in our opinion tastefully presented throughout and includes modern kitchen and bathroom fittings together with gas heating and sealed unit double glazing. The property will almost certainly appeal to a wide variety of potential buyers, and an internal inspection is indeed fully recommended.

The accommodation briefly comprises Entrance Porch, entrance hall, lounge, open plan dining area, and kitchen. First floor three bedrooms and bathroom. Outside the property is complemented by an attractive plot, gardens to front and rear, paved patio area enjoying a fine aspect, driveway with parking. and garage



The property is delightfully situated within the popular village of Eldwick. Eldwick and Gilstead Villages offer a range of shops and amenities, public houses 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, Ilkley, Skipton, Bradford and Leeds.







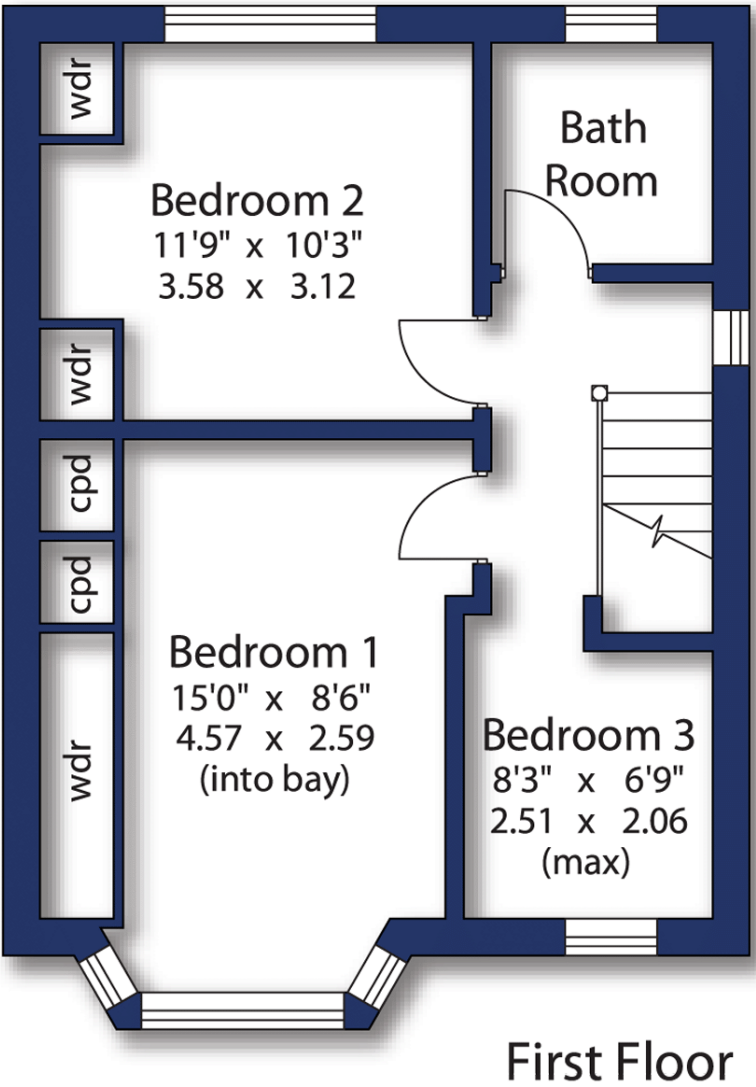
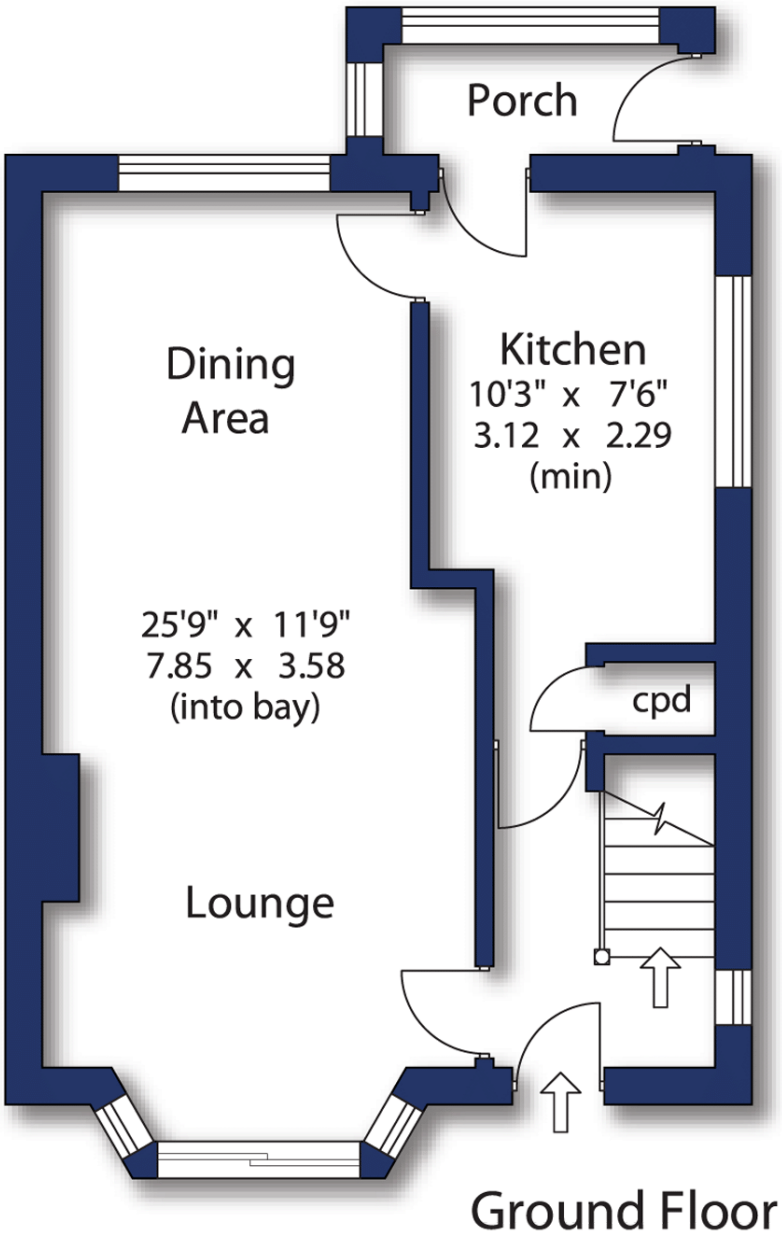






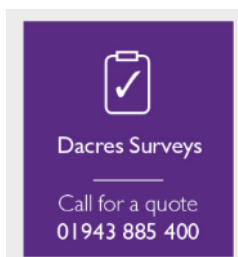


Floorplans





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.



Directions

From Dacre Son & Hartley Bingley office proceed up Park Road towards Eldwick, past Prince of Wales Park and at the mini roundabout turn right into Warren Lane. Continue along Warren Lane turning right on to Clarendon Road and the property will be seen on the left hand side.

What3Words

Local Authority & Council Tax Band

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

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://www.gov.uk/government/topics/floods)

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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