



Bracken Lodge, 15 Park Drive, Bingley, BD16 3DF

A delightful three-bedroom traditional semi-detached family home which boasts an enviable Bingley location, a fantastic dining kitchen, and stylish decor and fittings. Making a superb purchase for a wide variety of buyers, an early viewing is strongly encouraged to avoid any disappointment.

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Bracken Lodge, 15 Park Drive, Bingley, BD16 3DF

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

Guide Price: £375,000

Key Features

- Fantastic semi-detached family home
- Offering three good-sized bedrooms
- Beautiful living dining kitchen
- Attractive fittings & decor
- Desirable Bingley setting
- Attractive front & rear gardens
- Private gated driveway parking
- Enjoying delightful views

General Remarks

A superb opportunity to acquire an attractive, spacious semi-detached family home which is conveniently located within a highly desirable Bingley setting. This fantastic property offers three bedrooms and two reception rooms along gardens to both the front and rear. Making an excellent purchase for a wide variety of buyers, an early viewing is strongly recommended.

The spacious living accommodation briefly comprises of, entrance hallway with cloakroom w/c, beautiful lounge with attractive bay window and feature fireplace. Stunning living dining kitchen with garden access. The kitchen itself boasts attractive wall and base units and complementary work surfaces.

Leading to the first floor, there is generous master bedroom enjoying fantastic views of the local landscape. A second double bedroom and third single bedroom. A stylish contemporary house bathroom features both bath and walk shower facility along with a separate w/c.



To the second floor, built in paddle steps lead to a spacious loft room.

Externally the property features a private gated drive providing ample off-street parking for multiple vehicles. There is a lovely garden frontage and to the rear a private lawn and patio garden can be found which makes for a wonderful relaxation and entertaining space.

The property is situated in one of Bingley's premier residential locations with many high calibre and well established homes nearby. The locality enjoys access to the Prince Of Wales Park and is close proximity to Bingley town centre 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.







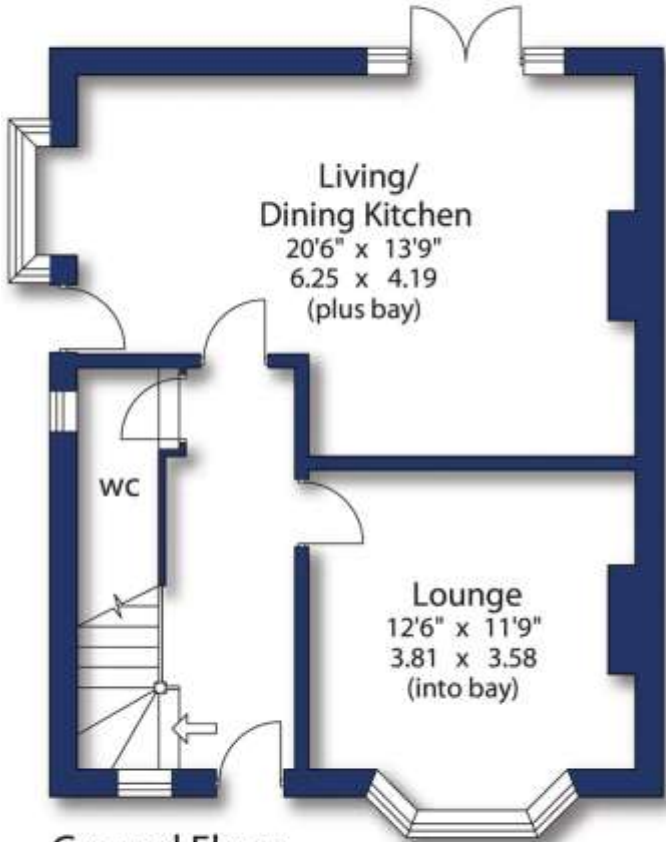




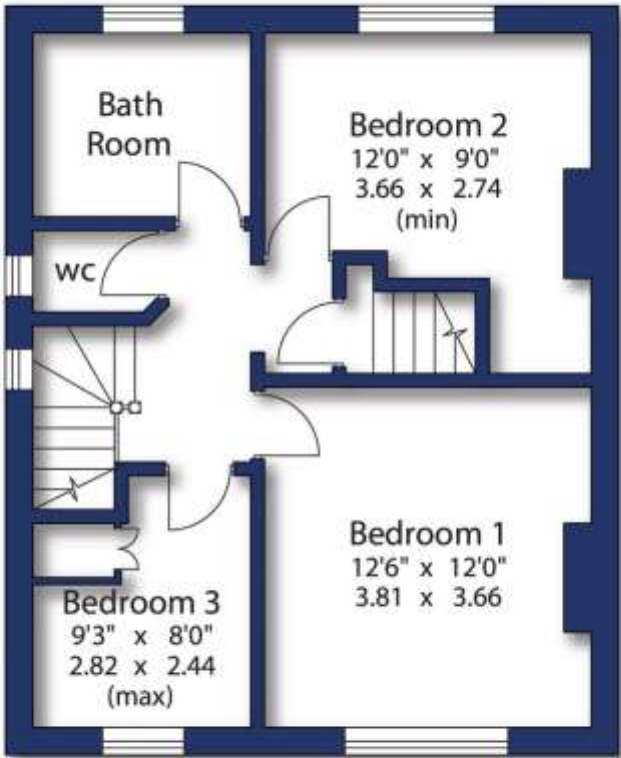




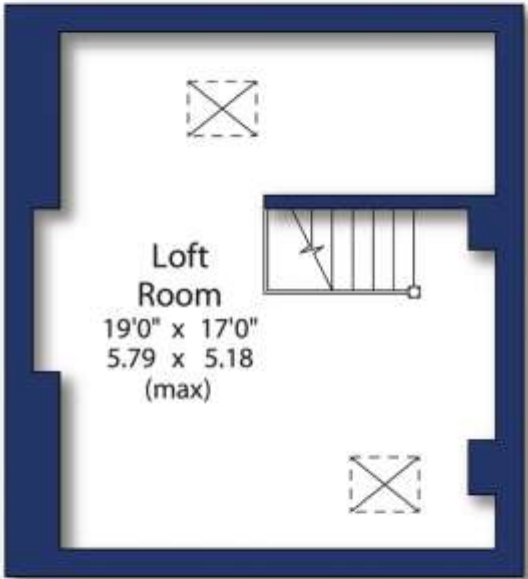
Floorplans



Ground Floor



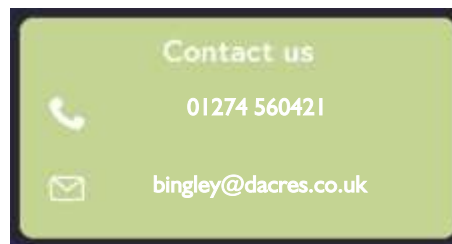
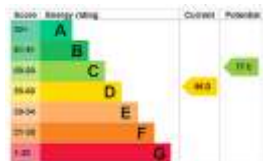
First Floor



Second Floor



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Directions

From Dacre Son & Hartley Bingley office proceed up Park Road in the direction of Eldwick. Just at the top of the hill on Parkside just above the prince Of Wales Park and before the mini roundabout turn left onto Park Drive and number 15 will be seen on the left hand side.

What3Words payer.converged.compounds

Local Authority & Council Tax Band

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

Tenure, Services & Parking

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

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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