



## 13 Norman Street, Bingley, BD16 4JT

A delightful two-bedroom character terrace which boasts spacious living accommodation, a fantastic rear patio garden and a popular Bingley setting. Making an excellent purchase for a wide variety of buyers, an early viewing is strongly encouraged to avoid any disappointment.

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## 13 Norman Street, Bingley, BD16 4JT

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

**Guide Price: £169,950**

### Key Features

- Character mid-terrace
- Offering spacious living accommodation
- Two double bedrooms
- Desirable location
- Private rear patio garden
- Basement storage cellar
- Superb ftb purchase

### General Remarks

A delightful character mid terrace, which offers spacious internal living accommodation planned over three floors. The property boasts having two double bedrooms and a good-sized house bathroom and a pleasant patio yard to the rear. An early viewing of this charming property is strongly encouraged.

The accommodation briefly comprises of; spacious lounge, fitted kitchen with access to a useful basement cellar. To the first floor there is a master bedroom with attractive built-in wardrobes along with a spacious house bathroom. To the second floor there is a further double bedroom. Externally the property offers an attractive rear yard which makes for a lovely relaxation and entertaining space. There is also a useful stone-built store.



The property is situated within proximity to Bingley town centre which is an extremely popular location. Bingley offers its residents an array of first-class amenities which include local shops, bars and eateries, excellent primary and secondary schools and superb commuter links to the immediate local area as well as a train service which commutes daily to the cities of Leeds and Bradford.







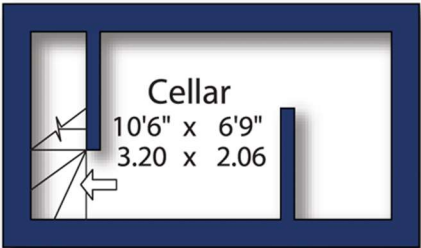




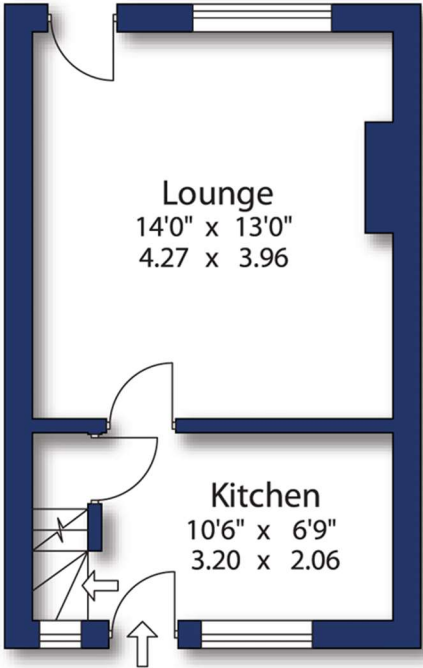




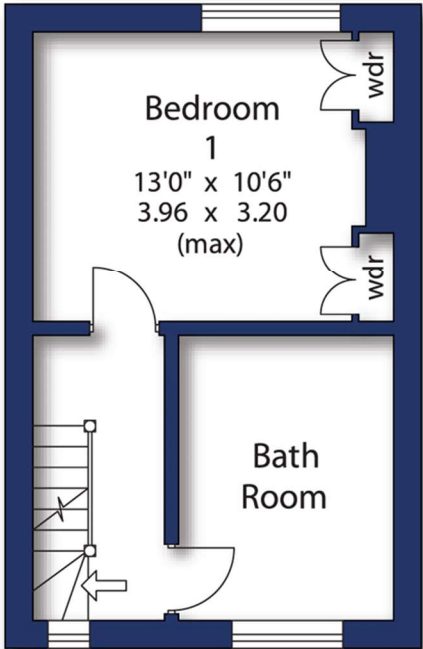
Floorplans



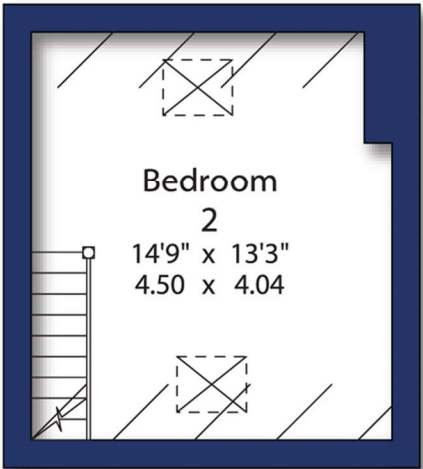
Lower Ground Floor



Ground Floor



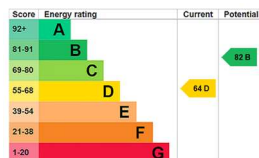
First Floor



Second Floor



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**Contact us**

01274 560421

bingley@dacres.co.uk

## Directions

From Dacre Son & Hartley's Bingley office travel up Park Road in the direction of Eldwick. Turn right onto Charles Street which turns into Mornington Road and then turn left on to Norman Street. Continue to the top of the road where the property will be found on the left hand side and easily identified by our For Sale sign.

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## Local Authority & Council Tax Band

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

## Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- On-Street 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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