



1 Firbeck, Harden, Bingley, BD16 1LP

An outstanding four-bedroom stone built detached home with conservatory at the rear and office / teenage suite offering high quality family living accommodation standing in beautifully presented gardens and double garage delightfully situated within a first-class residential location.

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2JA

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

Guide Price: £595,000

Accommodation

- Outstanding detached home
- Four bedrooms
- Beautifully presented
- High quality kitchen and bathroom
- Versatile and flexible family living accommodation
- Superb gardens, large driveway & Double Garage
- Office suite, Gym or potential annexe
- Prestigious residential location

General Remarks

Delightfully situated within a prestigious residential location is a high calibre four-bedroom executive style detached home providing excellent family living accommodation. The property is built to a very high specification throughout and includes quality kitchen, bathroom and en-suite facilities together with gas heating, UPVC sealed unit double glazing, and fitted alarm system. The spacious and versatile living accommodation offers any would be purchasers a potential annexe or teenage suite for a dependant relative if required. Indeed, an internal inspection is essential to appreciate the quality of the accommodation on offer.

The property briefly comprises reception hall, spacious lounge, dining room, breakfast kitchen with range of high quality fitted base and wall units and integrated appliances, conservatory, sitting room or family area, utility room, inner hallway master bedroom with superb en suite, three further bedrooms and quality bathroom. Separate office suite or gym having potential for annexe if required with kitchen area and wc.



Outside the property is complemented by a superior plot with beautifully presented gardens to the front with large driveway and access double garage with electric doors power, light. The property is further enhanced by excellent gardens to the rear with stone paved patio area, sitting areas, large, tiered gardens, lawn, decking area all enjoying a fine aspect.

The property is delightfully positioned within a prestigious residential location within the much sought after village of Harden. Harden village offers a range of shops and amenities, well respected primary school, public houses, Post Office and St. Ives Estate is also nearby offering golf course and beautiful scenic walks. 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, Ilkley and Leeds.







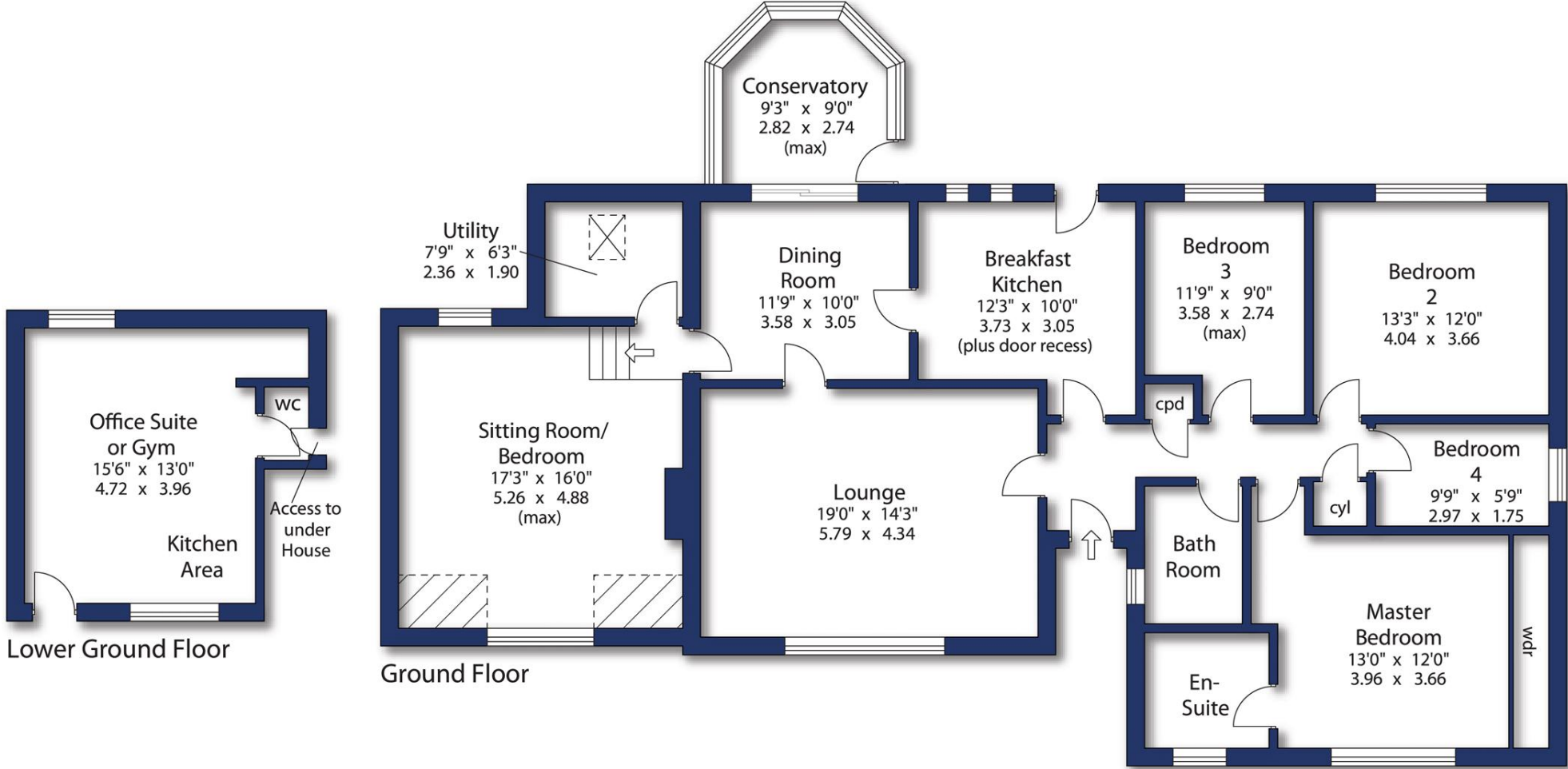






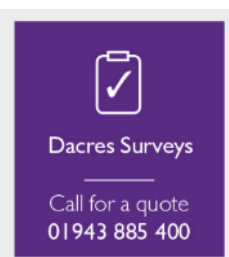


Floorplans





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 along the Main Street turning left at the traffic lights at the bottom of Main Street travelling towards Harden. At the mini roundabout in Harden turn left on to Wilsden Road, continue down the hill bearing left on to Wilsden Old Road, continue to the bottom of Wilsden Old Road turning left in to Firbeck. The property will be seen on the left hand side easily identified by our for sale sign.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, parking, garage and main services

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](#)

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: BIN240255

