DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



36 Langley Road, Bingley, BD16 4AB

Priced to sell is this lovely three-bedroom detached family home which is offered for sale with no-onward chain. Boasting a popular Bingley setting, and spacious living accommodation, an early viewing is strongly recommended to avoid any disappointment.

93 Main Street, Bingley, West Yorkshire, BD16 2JA
Tel: 01274 560421
dacres.co.uk

36 Langley Road, Bingley, BD16 4AB

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

Guide Price: £245,000



Key Features

- Detached family home
- Priced to sell & allow for modernisation
- No-onward chain
- Offering three good-sized bedrooms
- Spacious lounge
- Stunning long-distance views
- Private rear garden
- Driveway parking & single garage

General Remarks

Offered for sale with no-onward chain and priced to sell to allow for modernisation, is this charming three-bedroom detached family home which boasts a desirable Bingley setting and fantastic views.

The spacious living accommodation briefly comprises of, entrance hallway with useful under stairs storage. Generous family lounge with dining area to the rear, and a fitted kitchen.

To the first floor there are three good-sized bedrooms along with a house bathroom.

Externally there is a rear lawn and patio garden which makes for an excellent family recreational and entertaining space. To the front of the property a private driveway leads to a single garage. There is also an attractive elevated low maintenance front garden.

The property is delightfully situated within a desirable residential setting in close proximity to a variety of local amenities. Bingley offers its residents an array of first-class amenities which include local shops, bars and eateries, excellent primary and secondary schools and













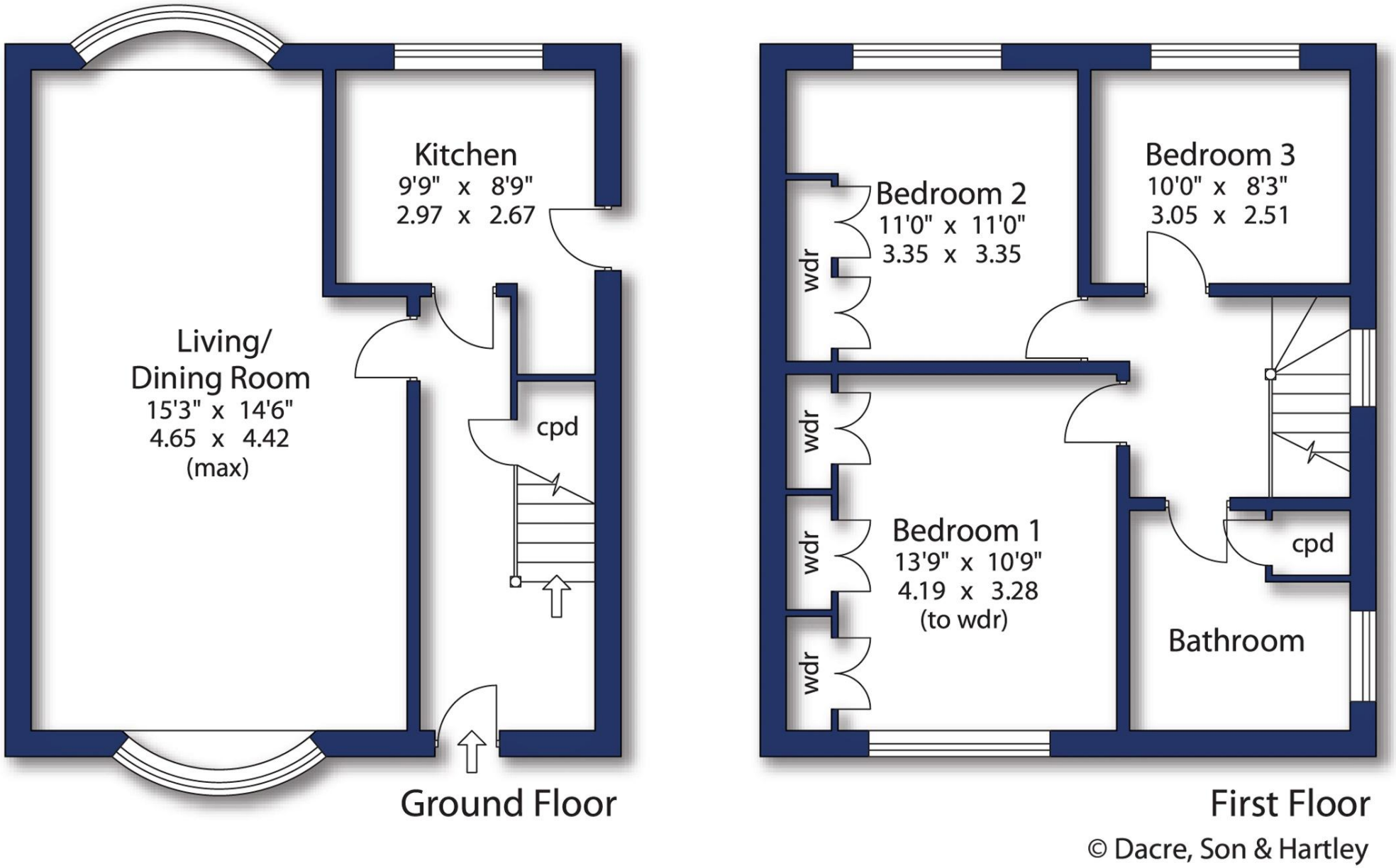








Floorplans



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Directions

From Dacre Son & Hartley's Bingley office travel up Park Road in the direction of Eldwick. After passing Villa Road on the right hand side take the next right turning onto Langley Road. Proceed along Langley Road round and at the top take a right and the property is easily identified by our for sale board at the far end.

What3Words mimed.charging.pranced

Local Authority & Council Tax Band

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

Tenure, Services & Parking

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

Agent's Notes

We have been informed that there is an electricity sub-station next door to the property.

Buyer Anti Money Laundering Checks

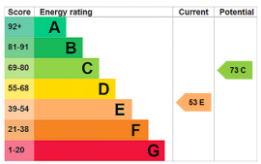
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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: BIN260311

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bingley@dacres.co.uk

