DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



Northlands, 22 Bailey Hills Road, Bingley, BD16 2RJ

An outstanding stone built Victorian period home which is delightfully situated within the picturesque and historic old town of Bingley. Offering beautifully presented living accommodation with stylish fittings and decor, five double bedrooms, multiple reception rooms and fantastic private walled gardens, this truly is an exceptional home and certainly one not to miss out on.

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dacres.co.uk

Northlands, 22 Bailey Hills Road, Bingley, BD16 2RJ

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

Guide Price: £699,950



Key Features

- Wonderful Victorian detached residence
- Boasting spacious, flexible living over three floors
- Featuring five double bedrooms
- Three generous reception rooms
- Wonderful blend of character features & modern interior styling
- Idyllic old town Bingley setting
- Enjoying fabulous lawn & patio gardens
- Driveway parking & double garage

General Remarks

A remarkable Victorian detached family home which dates to the late 19th century. This much-loved long-standing residence features wonderfully spacious living accommodation which comprises five double bedrooms and multiple reception rooms. It also enjoys high-quality interior styling and fittings along with beautiful gardens which are set within a magnificent private plot. Making a superb purchase for the more discerning buyer looking for a property of superior distinction, an early viewing is strongly encouraged to fully appreciate everything that this stunning home has to offer.

The spacious living accommodation briefly comprises, entrance hallway with original period tiled flooring, generous lounge, formal dining room, attractive dining kitchen which features stylish wall and base units and complementary work surfaces, leading off the kitchen is a separate utility with shower facility.

Stairs to the lower ground floor lead to a spacious study area with additional fitted storage. There is a lovely family/play room along with a guest double bedroom with fitted wardrobes, and a stylish modern shower room.

To the first floor an open landing area leads to four good-sized double bedrooms and a stunning modern house bathroom with both separate shower and bath facility.

Externally the property features private driveway parking, plus on-street residents permit parking and a double garage.

The stunning garden features a private stone wall perimeter. The garden itself boasts extensive lawns, fantastic patio seating areas and an abundance of colourful shrubs, borders, leafy trees and hedgerow.

The property is delightfully situated on the edge of Bingley town centre in the heart of the highly desirable historic old town. Bingley town centre offers a range of shops and amenities, bars, restaurants and well respected primary and secondary schools. The location also benefits from excellent road and rail links to many West and North Yorkshire business centres which include Bradford, Skipton, Ilkley and Leeds.













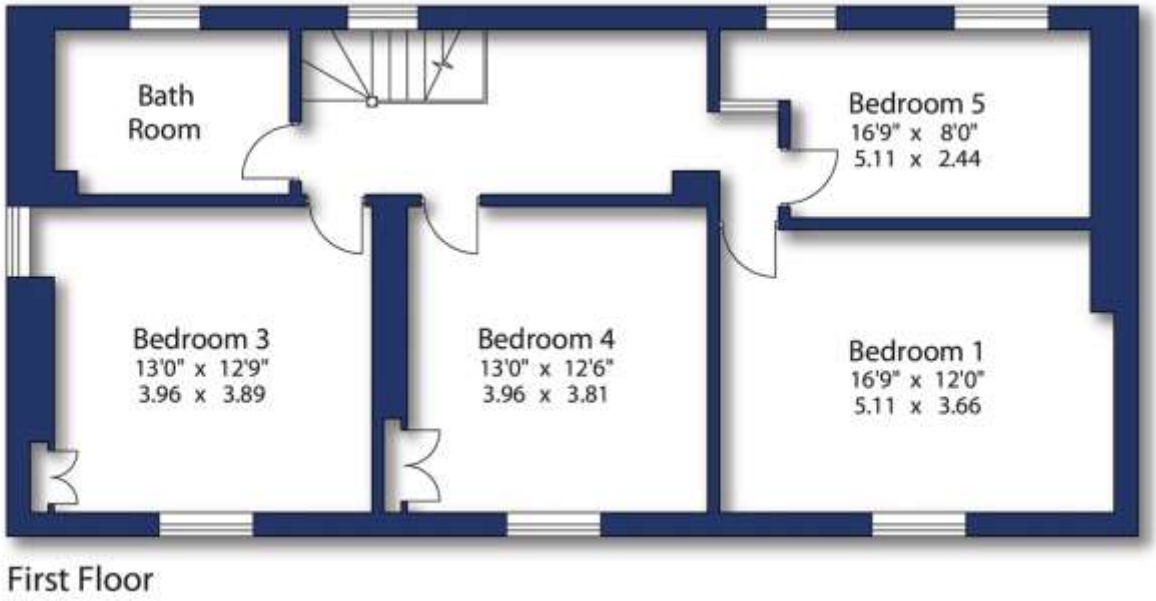




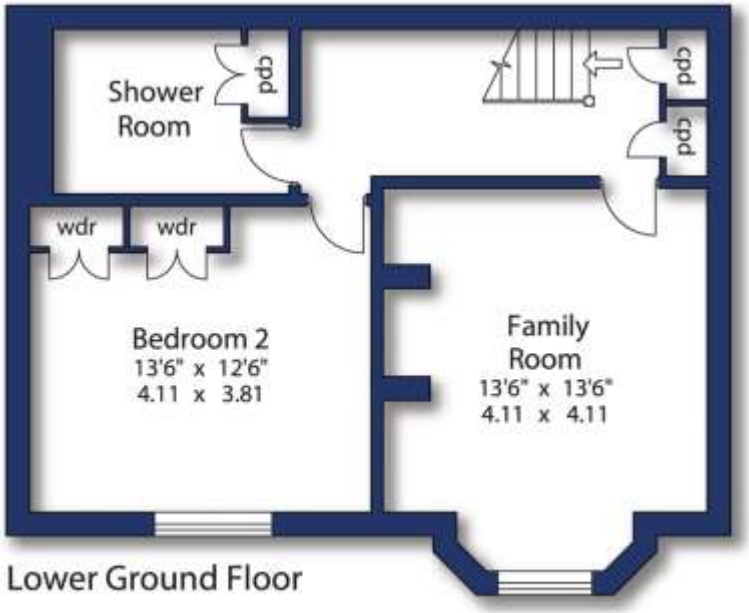




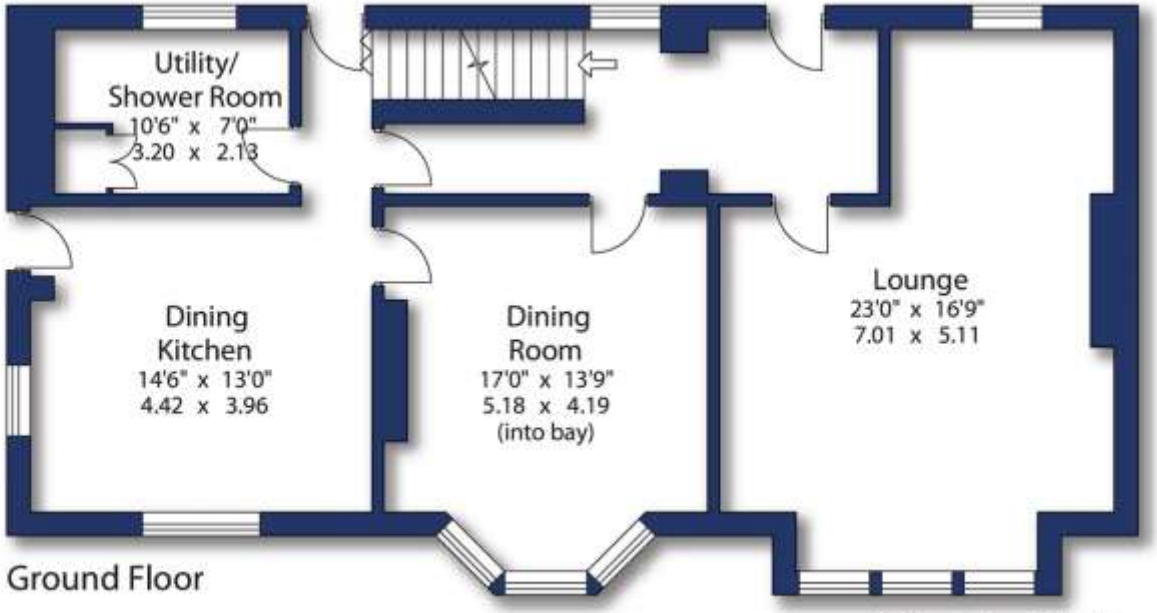
Floorplans



First Floor



Lower Ground Floor



Ground Floor

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Directions

From Dacre Son & Hartley's Bingley office travel along the Main Street in the direction of the Church. At the lights go straight ahead onto the cobbled road of Old Main Street. At the bend take the left and follow the road up and road onto Bailey Hills Road where the property will be easily identified on the right hand side.

What3Words bumping.chitchat.thinks

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- Driveway Parking/ Double Garage/ Residents Street Permit 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

Agent's Notes

We have been informed that there tree preservation orders on some garden trees.

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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