



54 Britannia Wharf, Bingley, West Yorkshire, BD16 2NJ

A superb opportunity to purchase a two bedroom second floor apartment offering well-proportioned living accommodation delightfully situated within a purpose built complex convenient for Bingley town centre. NO CHAIN

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2JA

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54 Britannia Wharf, Bingley, BD16 2NJ

Bradford 5 miles, Skipton 13 miles, Leeds 15 miles (all distances approximate)

Guide Price: £99,950

- Second floor apartment
- Two bedrooms
- Well presented
- Convenient for Bingley town centre
- Popular residential location
- No Chain



General remarks

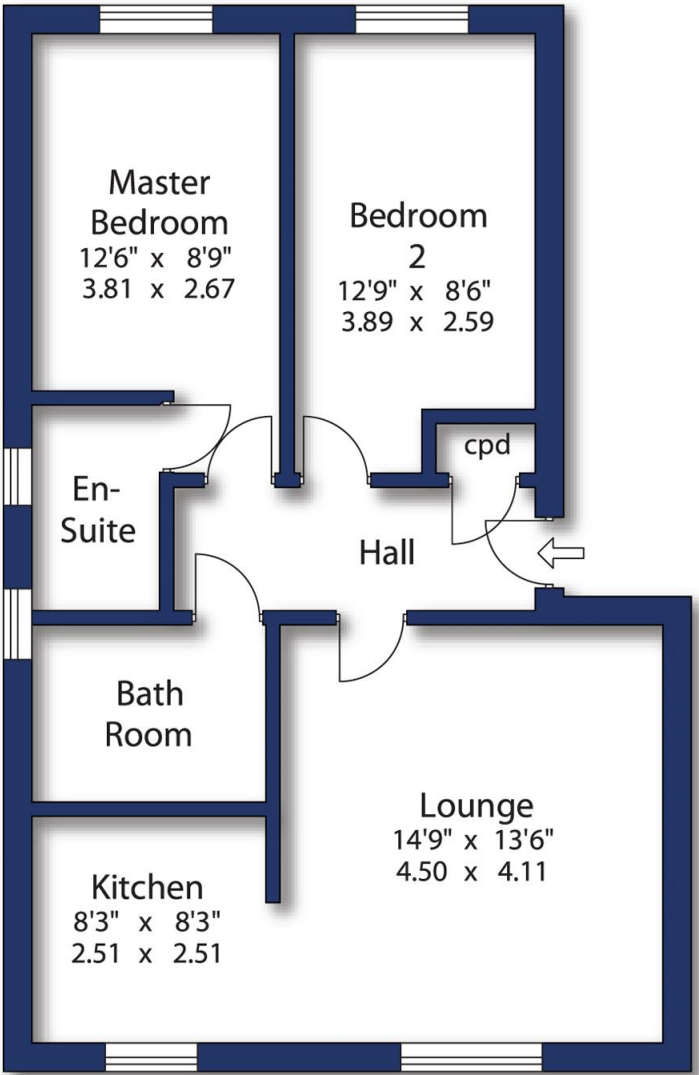
A superb opportunity to purchase a two bedroom second floor apartment situated within this purpose built complex on the edge of Bingley town centre. Britannia Wharf forms part of an exclusive development offering a range of quality apartments within this popular location. The apartment benefit benefits from modern kitchen, bathroom and en-suite facilities and internal inspection is fully recommended. The apartment would in our opinion be ideally suited to the first-time buyer or buy to let investor.

The development is situated on the edge of Bingley town centre conveniently located for shops and amenities and being well served by road and rail links to other West Yorkshire business centres which include Bradford and Leeds.

Right to use parking space see agent for the details

1. Please note the property is leasehold for a period of 155 years from 2005.
2. We have been informed by the vendor that the annual ground rent is £364.00 and the quarterly service charge £417.97 a quarter. £1671.88 Per annum

Floorplans



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Mortgage
Advice Bureau

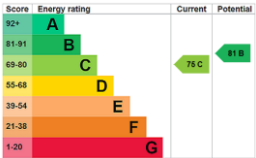
01274 515 763



Dacres Surveys

Call for a quote
01943 885 400

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.







Contact us



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Directions

From Dacre Son & Hartley Bingley office proceed up Park Road in the direction of Eldwick. After a short distance turn right into Clyde Street, which runs into Mornington Road. Proceed to the end of Mornington Road and the complex will be seen on the right hand side.

What3Words

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band is currently C

Tenure, Services & Parking

- Leasehold, 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.

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