



## New Bungalow, 1a The Grove, Crossflatts, Bingley, BD16 2ET

A beautifully presented and recently constructed two-bedroom detached bungalow offering high quality living accommodation with gardens and parking delightfully situated within a popular residential location. **NO CHAIN**

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

**Guide Price: £259,950**

### Accommodation

- New build Bungalow
- Quality construction
- Two bedrooms, Master with en suite
- Superb open plan Dining kitchen with Living area
- UPVC double glazing
- Electric heating system
- Solar Panels
- Gardens and Parking

### General Remarks

Delightfully situated within a popular residential location is a recently constructed two bedroom detached bungalow offering quality living accommodation. The bungalow is presented to an exceptionally high standard throughout with quality open plan kitchen, lounge and dining area together with superb bathroom and ensuite shower room to the master bedroom. The bungalow also features the very latest design features, UPVC Double glazing, electric heating system and solar panels.

The accommodation comprises entrance hall, superb open plan lounge with dining area and kitchen with range of quality base and wall units with integrated appliances and central work island, double doors leading to the rear patio area. Master bedroom with ensuite shower room, bedroom two and quality bathroom suite.



The property is delightfully situated within a popular residential location close to local shops and amenities of Crossflatts which also benefits from well-respected primary school, recreational areas and excellent road and rail links to other West Yorkshire business centres which include Bradford and Leeds.







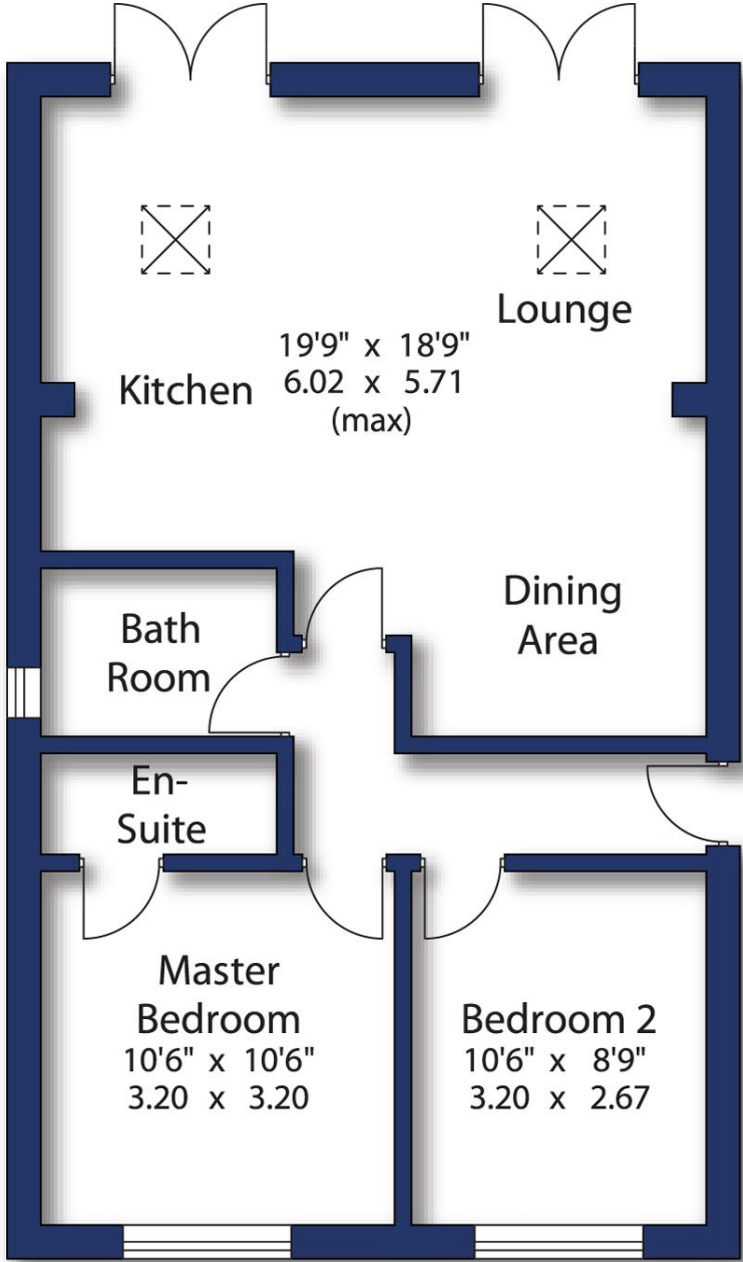








Floorplans





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 A650 towards Keighley and Crossflatts. Continue through Crossflatts along Keighley Road. Before the bend turn right onto The Crescent and then first left onto The Grove where the property can be easily identified by our For Sale sign on the right hand side.

What3Words

## Local Authority & Council Tax Band

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

## Tenure, Services & Parking

- Freehold
- Solar panels, main services and parking
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## 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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