DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



53 Bewick Drive, Bingley, West Yorkshire, BD16 3QE

Delightfully situated on a prestigious residential development is a superbly presented two bedroom middle townhouse witu conservatory to the rear offering attractive living accommodation enjoying attractive gardens and parking.

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53 Bewick Drive, Bingley, BD16 3QE

Bradford 5 miles, Skipton 14 miles, Leeds 18 miles (all distances approximate)

Guide Price: £223,500



Accommodation

- Superb middle Townhouse
- Two bedrooms
- Conservatory
- Quality fixtures and fittings
- Well-presented throughout
- Parking to the front with EV charging point
- Prestigious residential location

General Remarks

A superbly presented two-bedroom middle townhouse with conservatory to the rear offering quality living accommodation planned over two floors. The property benefits from modern kitchen and bathroom fittings together with gas heating and uPVC double glazing. The property is in our opinion tastefully presented throughout and only an internal inspection will reveal the superb nature of this fine home.

Outside the property enjoys attractive well-maintained gardens at the rear with pleasant outlook. Parking at the front with EV charging point.

The accommodation briefly comprises entrance hall, cloaks with wc, Kitchen, Lounge with doors leading to the Conservatory and doors leading to the rear gardens. First floor two double bedrooms and quality house bathroom.

The property is delightfully situated on a popular development amongst similar high quality modern homes. The development is situated close to shops and amenities of Gilstead and Eldwick both of which are well served by local shops and amenities, public houses, recreational areas and well respected primary school. Bingley town centre is approximately 1.5 miles distant with its range of shops and amenities, bars, restaurants and excellent road and rail links to other West and North Yorkshire business centres which include Bradford, Skipton and Leeds.




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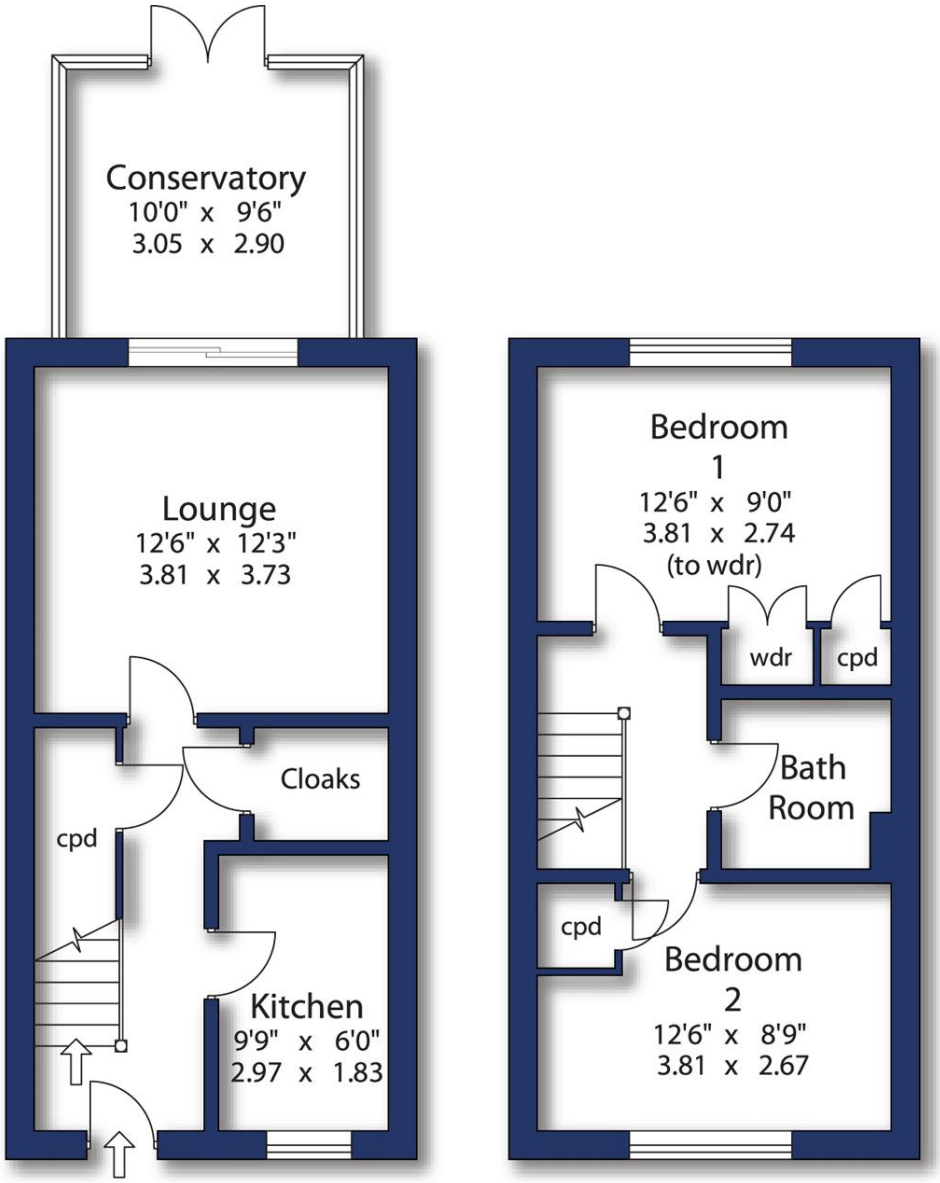








Floorplans



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Directions

From Dacre Son & Hartley Bingley office proceed up Park Road in the direction of Eldwick. At the top of Park Road at the mini roundabout turn right into Warren Lane, continue along and at the first mini roundabout turn left into Swan Avenue. Bewick Drive is then a turning on the left and then follow the road round where the property will be seen at the far end on the left hand side identified by our for sale board.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Parking 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

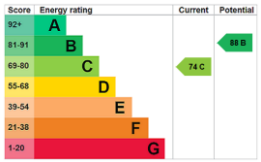
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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: BIN260066

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