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2 Highstead Close, East Morton, BD20 5BP

Making an excellent purchase for the more discerning buyer is a stunning modern detached residence which is situated on the edge of the beautiful, highly desirable rural village of East Morton. The property boasts extremely well-presented living accommodation and exceptionally high-quality bespoke fixtures and fittings throughout. It also enjoys wonderful long-distance views, fantastic gardens and superb access to neighbouring towns and amenities. An early viewing is essential to truly appreciate everything this magnificent property has to offer.

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2 Highstead Close, East Morton, BD20 5BP

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

Guide Price: £859,950

Key Features

- Stunning detached family home
- Boasting an exclusive residential setting
- Enjoying far reaching panoramic views
- Offering five double bedrooms
- A magnificent open plan living dining kitchen
- Three reception rooms
- Beautiful gardens
- Double garage & private parking

General Remarks

Highstead Close is a select hamlet of executive style homes situated within private grounds on the edge of the picturesque village of East Morton. This stunning much loved family home is offered for sale with no-onward chain and will without doubt make an excellent purchase for a wide variety of buyers. The beautifully appointed living accommodation features high quality contemporary fixtures, fittings and interior styling. There is a magnificent open plan living dining kitchen at the heart of the home, which is complemented by two further reception rooms. The property offers two generous ensuite bedrooms, three additional double bedrooms as well as a very stylish modern house bathroom. The wonderful landscaped rear garden is an instant showstopper with this fabulous home as it makes an excellent entertaining and child friendly space.

The wonderfully appointed living accommodation briefly comprises of; reception hallway with cloakroom w/c and useful understairs storage and family room. There is a spacious lounge with attractive feature fireplace. A bespoke fitted kitchen sits within a tremendous open plan living dining kitchen. The kitchen itself offers high quality wall and base units with complementary



work surfaces over, a range of integrated appliances and a fantastic breakfast island. Bi-folding doors bring the outside inside and provide a superb outlook and access to the extensive rear gardens. Leading from the kitchen is also a useful utility room.

To the first floor there is a stunning double bedroom with ensuite, a further three double bedrooms along with a contemporary house bathroom. To the second floor a magnificent master ensuite can be found which enjoys tremendous views, high quality bathroom fittings and a very spacious walk-in wardrobe.

Externally this fabulous home offers ample private parking to the front. Rear access can be gained to an additional parking area and double garage. The rear gardens itself consist of extensive patio entertaining space and generous lawn, both of which are complemented by attractive shrubs and borders and a fantastic rockery feature wall.

East Morton is a prestigious village community with traditional public house, well respected primary school, recreation ground and golf course. The neighbouring town of Bingley is approximately 2 miles distance and offers its residents an array of first-class amenities which include local shops, bars and eateries, excellent primary and secondary schools and superb commuter links to the immediate local area as well as a train service which commutes daily to the cities of Leeds and Bradford.


LOGS











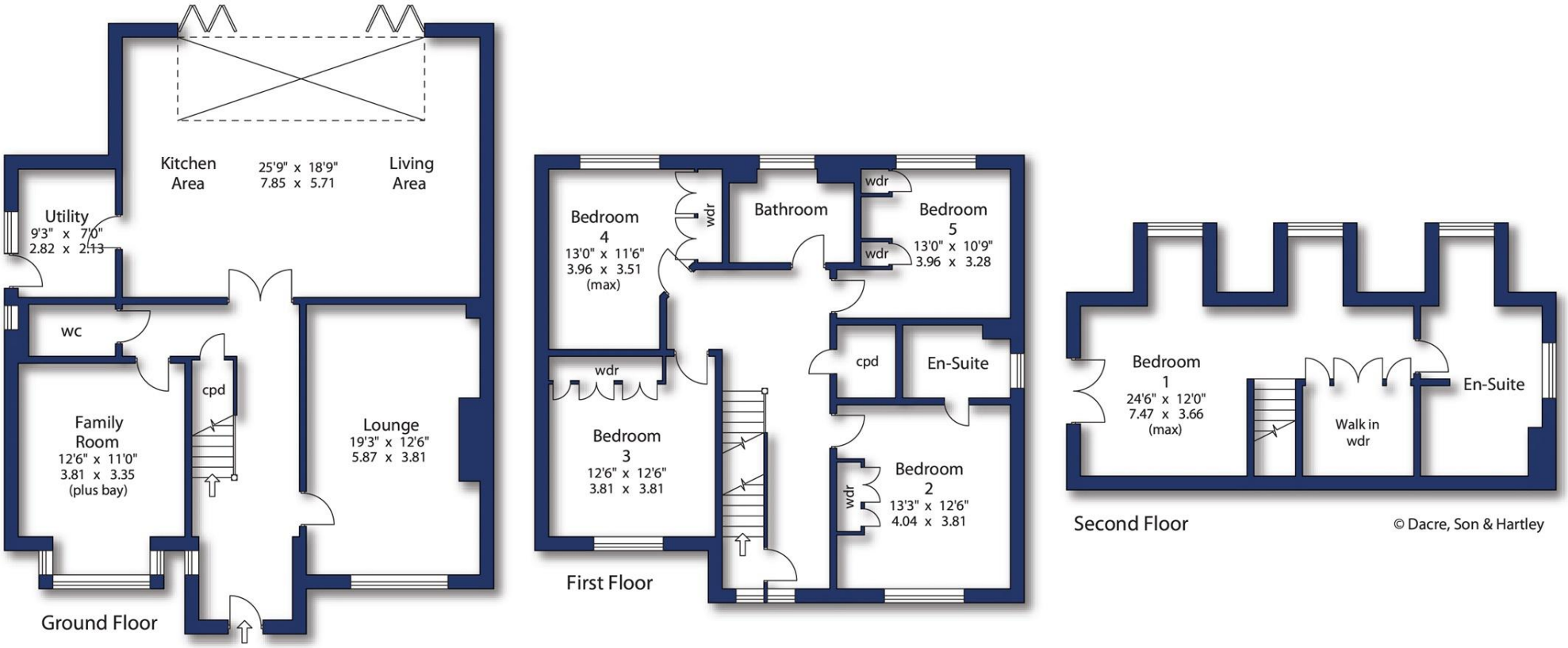






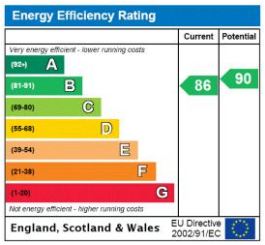


Floorplans


Kitchen Area
25'9" x 18'9"
7.85 x 5.71
Living Area
Utility
9'3" x 7'0"
2.82 x 2.13
wc
cpd
Family Room
12'6" x 11'0"
3.81 x 3.35
(plus bay)
Lounge
19'3" x 12'6"
5.87 x 3.81
Ground Floor
Bedroom 4
13'0" x 11'6"
3.96 x 3.51
(max)
wdr
Bathroom
wdr
Bedroom 5
13'0" x 10'9"
3.96 x 3.28
wdr
cpd
En-Suite
wdr
Bedroom 3
12'6" x 12'6"
3.81 x 3.81
wdr
Bedroom 2
13'3" x 12'6"
4.04 x 3.81
First Floor
Bedroom 1
24'6" x 12'0"
7.47 x 3.66
(max)
Walk in wdr
En-Suite
Second Floor
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Contact us
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Directions

From Dacre Son & Hartley's Bingley office proceed in the direction of Crossflatts along the A650. Pass through Crossflatts turning right onto Morton Lane; proceed over the canal bridge into the village of East Morton. At the mini roundabout, take a left and then an immediate right and continue past the primary school. Proceed up the hill along Street Lane before turning left into the signed private entrance of Highstead Close. Continue up the lane and the property can be easily found on the right-hand side.

What3Words superbly.pouch.bloom

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band G

Tenure, Services & Parking

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

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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