



2 Harden & Bingley Park, Goit Stock Lane, Harden, Bingley, BD16 1DF

A stunning detached park home situated within a well-regarded development on the edge of Harden village. Offering two good-sized bedrooms, a generous reception room and stylish decor and fittings, and delightful low maintenance gardens. This lovely home will almost certainly appeal to a wide variety of buyers.

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

Guide Price: £169,950

Key Features

- Detached park home
- Offering spacious living accommodation
- Low maintenance lawn gardens
- Stunning Beck side setting
- Desirable site
- Offering two good-sized bedrooms
- Open plan reception room
- Secure residents parking

General Remarks

A fantastic two-bedroom detached park home which is situated within a highly regarded development on the fringe of Harden village and the famous Goit Stock Waterfalls. This beautiful property enjoys spacious living accommodation, attractive fixtures and fittings along with well-presented low maintenance lawn gardens and secure residents parking. Enjoying a fabulous setting, this wonderful property would make an excellent purchase for a wide variety of buyers, and so an early viewing is strongly recommended.



The deceptively spacious living accommodation briefly comprises of; entrance hallway, generous lounge/diner with feature fireplace. There is an attractive fitted kitchen with stylish wall and base units and complementary work surfaces over. There is a master with ensuite shower room. A second double bedroom with fitted wardrobes along with a modern house bathroom.

Externally the property boasts secure residents parking opposite along with private additional parking to the side and a fantastic low maintenance lawn garden which makes for a wonderful relaxation and entertaining space and is further complemented by an idyllic Beck side setting.



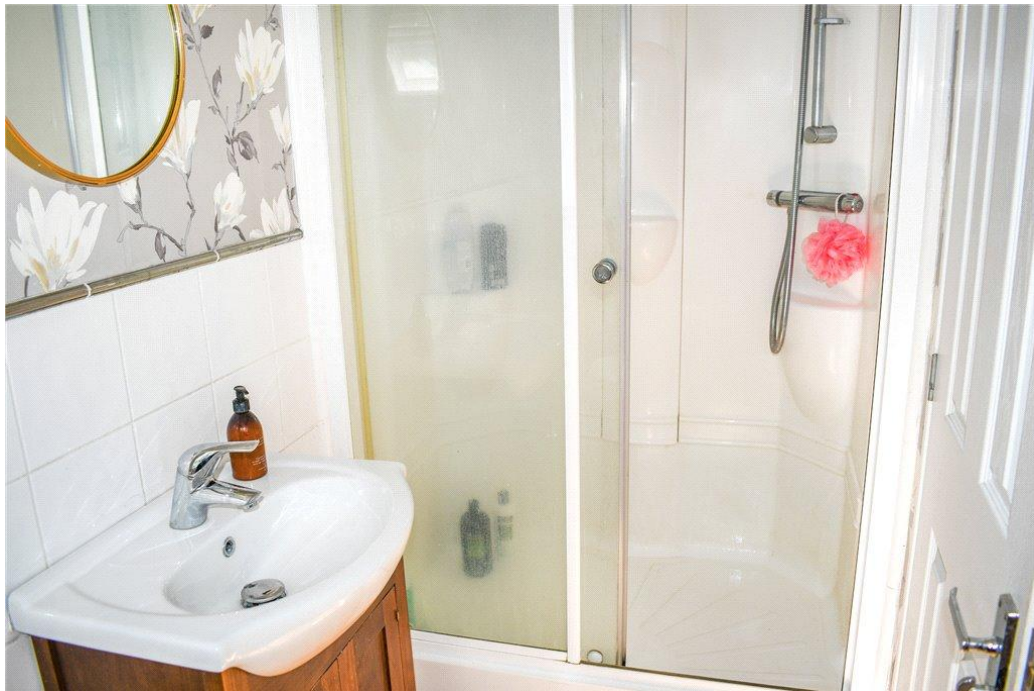




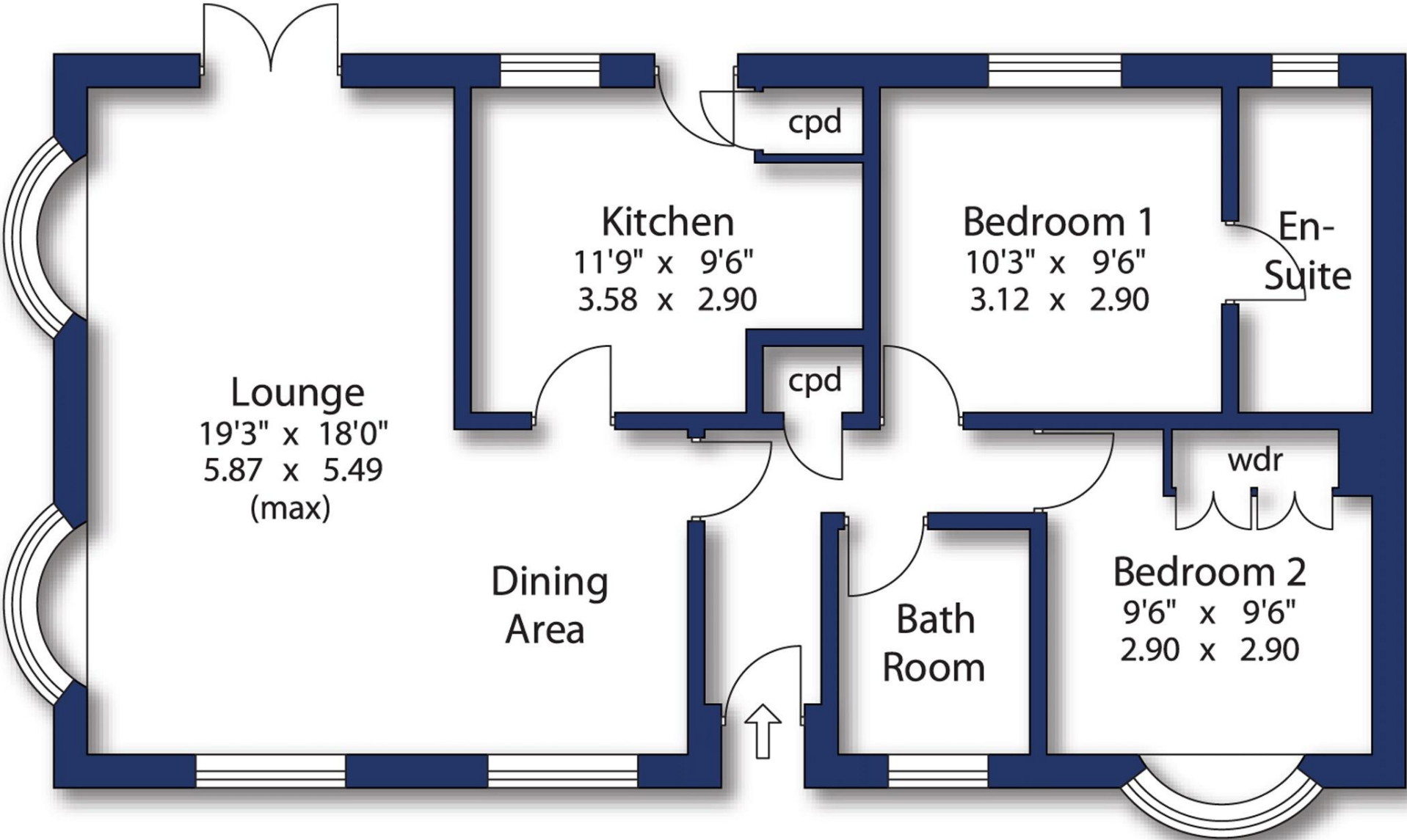








Floorplans





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Directions

Approaching Harden from the Bingley direction on reaching the mini roundabout turn left onto Wilsden Road, continue down the hill and just before the bridge and the Malt Shovel public house turn right onto a private track which takes you to Harden Park. On approaching the park entrance, please drive to the top of the car park where we will provide access for parking at the resident's car park. The property is directly opposite the entrance to the car park.

What3Words sprayer.hikes.cushy

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold With Perpetual Tenure
- Mains- Electricity/ Drainage/ Spring Water Supply/ LGP Gas
- Secure Residents 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 advised that the tenure of the property is Freehold with a perpetual tenure.

The land the property sits on is owned by the site owners and is therefore leased with an annual ground rent of £2040 approx.

For further site information please contact the selling agent.

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.

