DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



3 The Square, East Morton, BD20 5TQ

Delightfully situated within a highly acclaimed and much sought after residential location is a beautifully presented and deceptive stone-built Grade two listed cottage offering two bedrooms with garden to the rear and parking.

93 Main Street, Bingley, West Yorkshire, BD16 2JA
Tel: 01274 560421
Email: bingley@dacres.co.uk
dacres.co.uk

3 The Square, East Morton, BD20 5TQ

Bradford 8 miles, Skipton 14 miles, Leeds 15 miles (all distances approximate)

Guide Price: £219,950



Accommodation

- Grade II listed cottage
- Character features
- Two bedrooms
- Superbly presented
- Garden at the rear
- Parking to the rear
- Prestigious village location

General Remarks

Delightfully situated within a much sought after village location is a beautifully presented and deceptive two bedroom Grade two listed cottage offering attractive living accommodation planned over three floors. The property is in our opinion well-presented throughout and includes modern kitchen and bathroom fixtures together with gas heating and sealed unit double glazing. The property includes many character features which include stone mullion windows and beamed ceilings, and only an internal inspection will reveal the true nature of this fine home.

The accommodation briefly comprises entrance into lounge open plan to kitchen area. To the first-floor landing, master bedroom and modern shower room, staircase to the second-floor bedroom two.

Outside the property enjoys a small garden area at the rear and parking nearby for two cars.

The property is situated within the fashionable village of East Morton which is close to scenic countryside, local public house and golf course. Bingley town centre is approximately 2.5 miles distant with its range of shopping facilities and excellent road and rail links to other West and North Yorkshire business centres which include Bradford, Ilkley, Halifax and Leeds.






BAKING
MARY BERRY
JAMIE OLIVER
JAMIE'S 5:2
NO CHORES


SAMSUNG





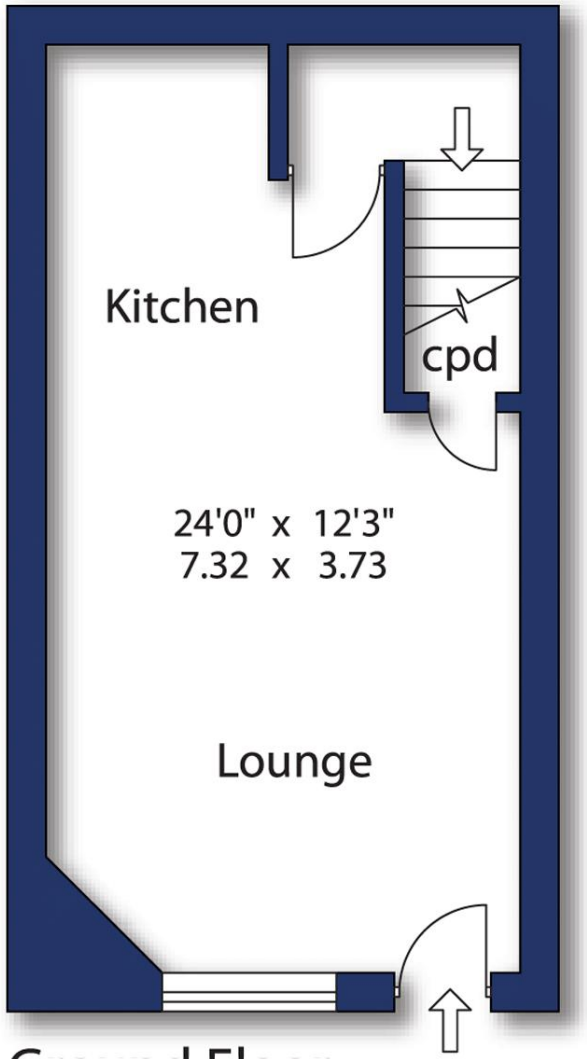




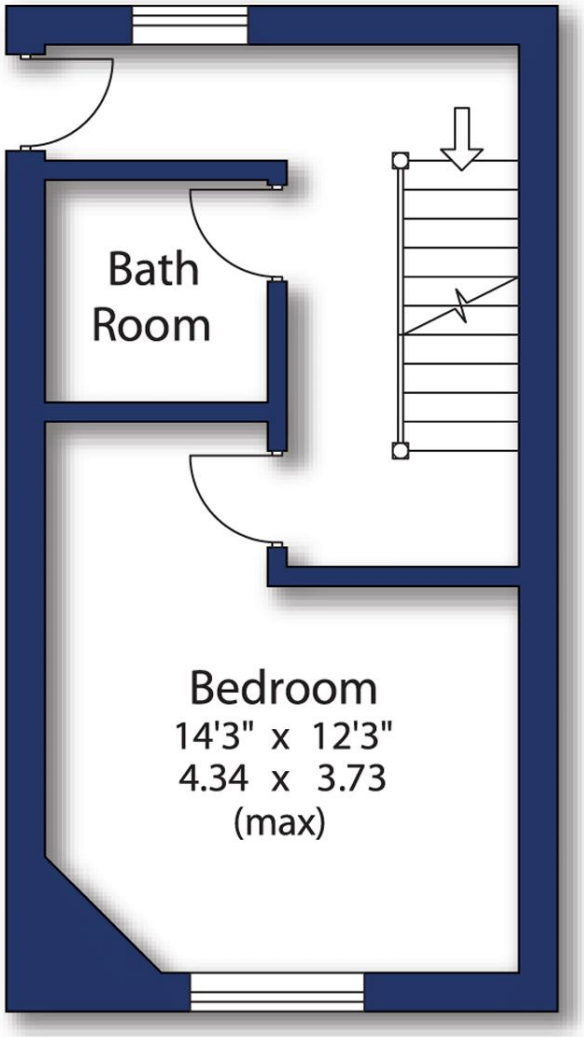




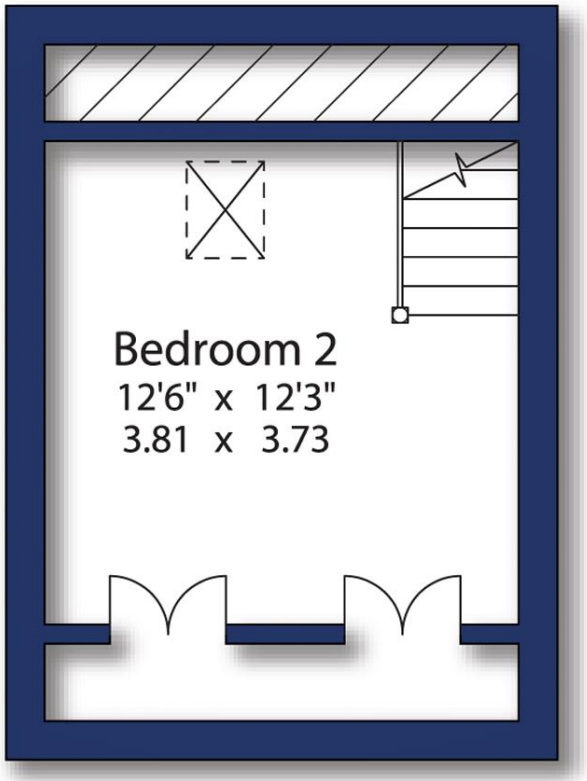
Floorplans



Ground Floor



First Floor



Second Floor

© Dacre, Son & Hartley



Directions

From Bingley proceed towards Keighley on the A650. Continue through Crossflatts then turn right into Morton Lane just before the pelican crossing and Tesco Express. Continue into the village and at the T junction turn right into the village centre, continue past the Busfield Arms and The Square will be found on the left. Number 3 can be accessed via a gateway to number 5 The square with pedestrian right off access. Also access at the rear via path.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, mains 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

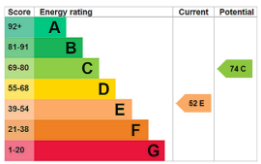
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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: BIN260417

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.



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

Contact us
01274 560421
bingley@dacres.co.uk

