



5 Rook Street, Bingley, West Yorkshire, BD16 4LQ

A superb opportunity to purchase a well-established two-bedroom middle townhouse offering attractive and good-sized living accommodation with garden to the rear conveniently situated within a popular residential location.

NO CHAIN

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2JA

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dacres.co.uk   



5 Rook Street, Bingley, BD16 4LQ

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

Guide Price: £140,000

Accommodation

- Middle Townhouse
- Two Bedrooms
- Well presented
- Popular and convenient location
- Pleasant aspect
- Garden
- NO CHAIN

General Remarks

A superb opportunity to purchase a well-established two-bedroom middle townhouse offering its accommodation planned over two floors. The property includes gas heating and UPVC sealed unit double glazing and is well presented throughout. The property will almost certainly appeal to a wide variety of potential purchasers, and an internal inspection is fully recommended.

The accommodation comprises entrance, spacious Lounge with open plan dining area and kitchen First floor, two bedrooms and shower room. Outside the property enjoys rear yard / garden.



The property is located within a popular residential area which is within close proximity to Bingley town centre. Bingley 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.







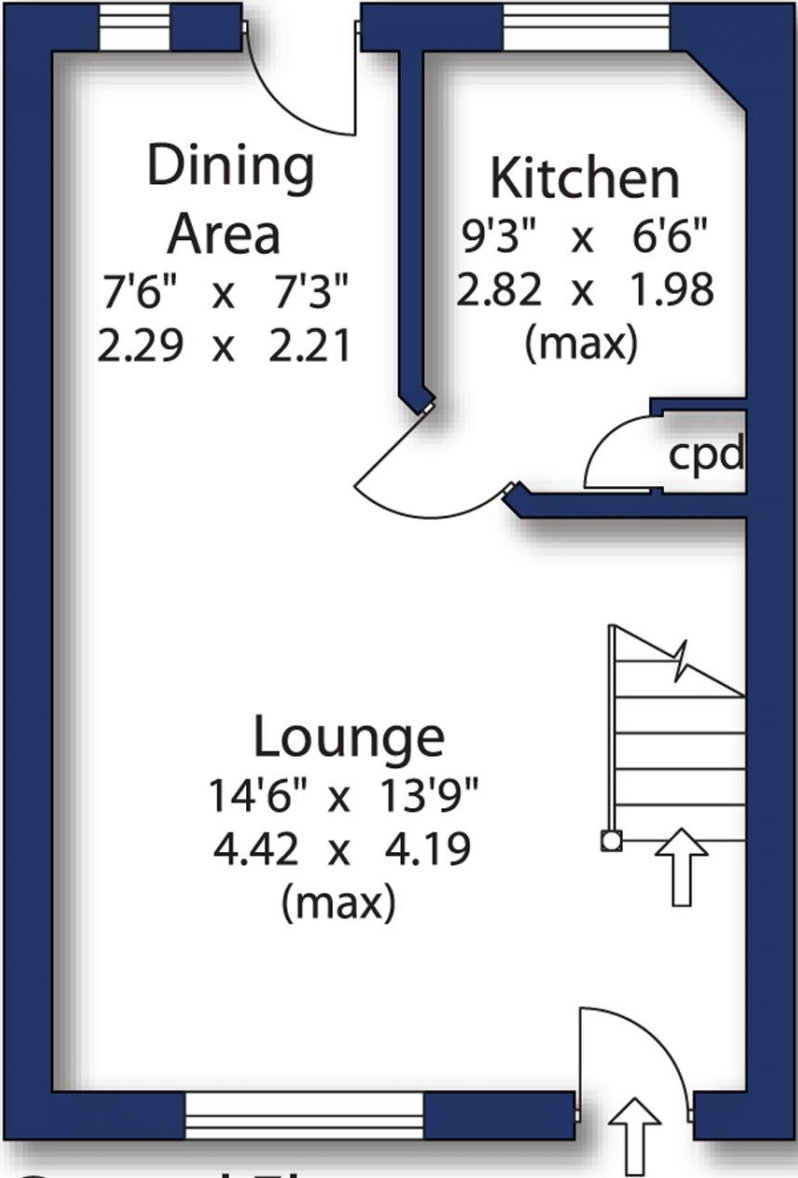




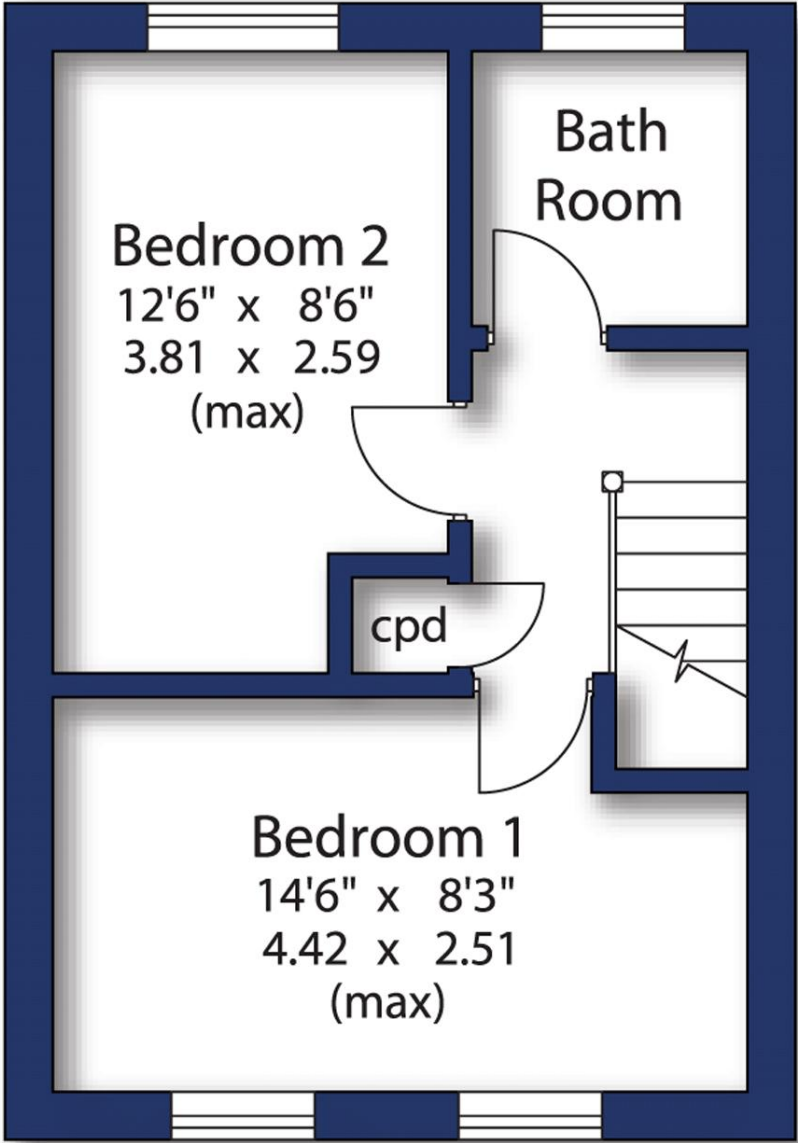




Floorplans



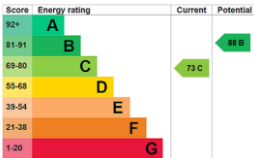
Ground Floor



First Floor



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Mortgage Advice Bureau

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Dacres Surveys

Call for a quote
01943 885 400

Contact us

01274 560421

bingley@dacres.co.uk

Directions

From Dacre Son & Hartley's Bingley office travel up Park Road. Turn right onto Charles Street and then right onto Rook Street where the property will be found on the left hand side easily identified by our for sale board.

What3Words

Local Authority & Council Tax Band

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

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](https://www.gov.uk/check-flood-risks)

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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