DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



2 Stonegate, Bingley, BD16 4SA

A beautifully presented and superior detached residence offering six-bedroom family living accommodation planned over three floors standing in large well maintained gardens and parking delightfully situated in a prestigious residential location.

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Tel: 01274 560421
Email: bingley@dacres.co.uk
dacres.co.uk

2 Stonegate, Bingley, BD16 4SA

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

Guide Price: £675,000



Accommodation

- Executive detached residence
- Extended living accommodation
- Planned over three floors
- Six bedrooms
- Driveway and parking
- Well-presented gardens
- Prestigious residential location
- Viewing recommended

General Remarks

Delightfully situated within a prestigious residential location is a high calibre six-bedroom detached family residence providing excellent family living accommodation planned over three floors. The property is built to a very high specification throughout including quality fixtures and fittings, kitchen and ensuite facilities. The property also benefits from gas heating and sealed unit double glazing together with conversion of the garage to provide a superb gym or cinema room. Outside the property is complemented by a superior plot with landscaped gardens, large driveway and parking. Indeed, an internal inspection is essential to appreciate the deceptive nature and quality of the accommodation on offer.

Stonegate is situated in one of Bingley's premier residential locations along with other high calibre detached homes. Bingley town centre is approximately one mile distant with its range of shops, amenities, recreational areas, well respected primary and secondary schools, bars and restaurants. The location is also within daily commuting distance of Leeds, Bradford and many other West and North Yorkshire business centres.












PINBALL ALLEY

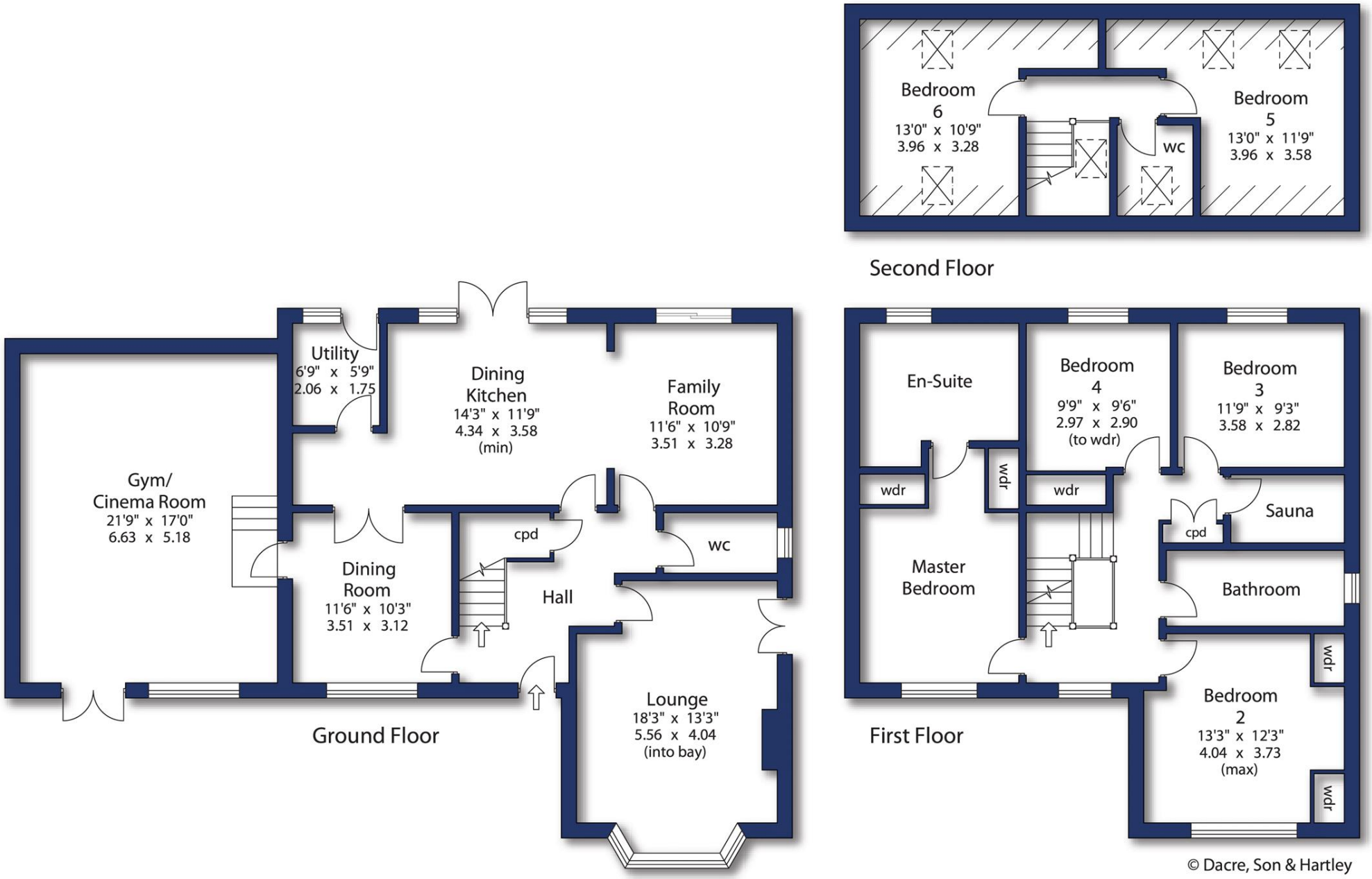








Floorplans



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Directions

From Dacre Son & Hartley's Bingley office proceed up Park Road turning left onto Lady Lane, turn right onto Stonegate and the property will be seen on the right 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 G

Tenure, Services & Parking

- Freehold, gardens 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

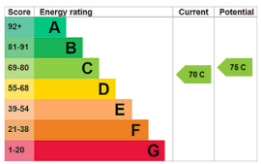
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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: BIN230202

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