



36 The Locks, Bingley, BD16 4BG

A stunning modern end-town house which boasts an idyllic canal side location affording superb views of the surrounding landscape. Offering stylish living accommodation planned over three floors, an early viewing is strongly encouraged to avoid any disappointment.

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36 The Locks, Bingley, BD16 4BG

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

Guide Price: £345,000

Key Features

- Modern end-town house
- Canal side location
- Offering beautiful living accommodation
- Four good-sized bedrooms
- Modern open plan dining kitchen
- Close proximity to town centre
- Integral garage & driveway parking
- Enjoying fantastic views
- Delightful low maintenance garden

General Remarks

A wonderful modern end town house which boasts an enviable canal side location enjoying superb far-reaching views of the local landscape. This much-loved property features four good-sized bedrooms along with a superb open plan dining kitchen and modern lounge. Set within a highly desirable Bingley location which is within close proximity to the town centre and all its first-class amenities, this beautiful home will almost certainly appeal to a wide variety of buyers and so an early viewing is strongly recommended.

The spacious living accommodation briefly comprises of, entrance hallway with useful understairs storage, integral garage access to a large with power and rear utility area. There is also a lovely ground floor bedrooms/ family room.

To the first floor there is a superb, spacious lounge with south facing balcony seating area enjoying fantastic views of the surrounding landscape. There is a cloakroom w/c off the landing, and a modern dining kitchen which features stylish wall and base units, complementary granite work surfaces and a range of integral appliances.



To the second floor there is a superb ensuite master bedroom with fitted wardrobes, and two additional double bedrooms along with a modern house bathroom.

Externally there is a delightful low maintenance patio garden which makes for a wonderful relaxation entertaining space.

The property is delightfully situated on an impressive complex overlooking a most scenic stretch of the Leeds Liverpool Canal between the Three and Five Rise Locks . The property is in close proximity to Bingley town centre which offers a range of shops, amenities, bars, restaurants and well respected primary and secondary schools. Bingley also benefits from excellent road and rail links to other West and North Yorkshire business centres which include Bradford and Leeds.







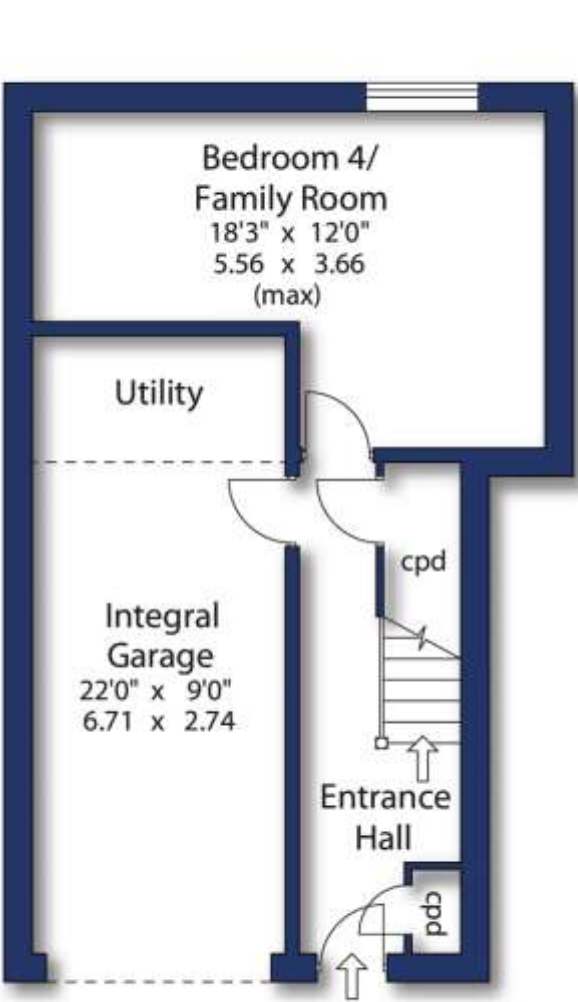




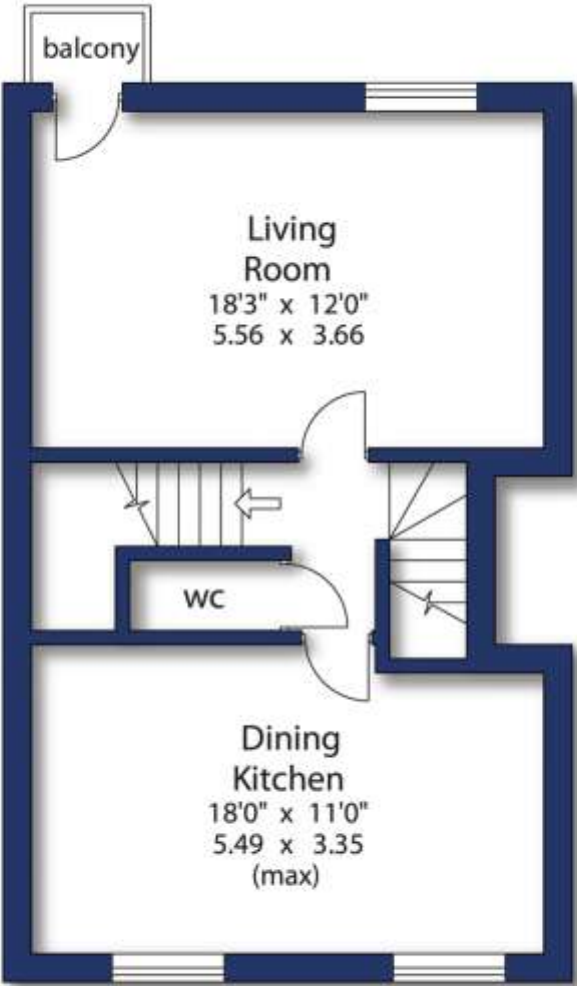




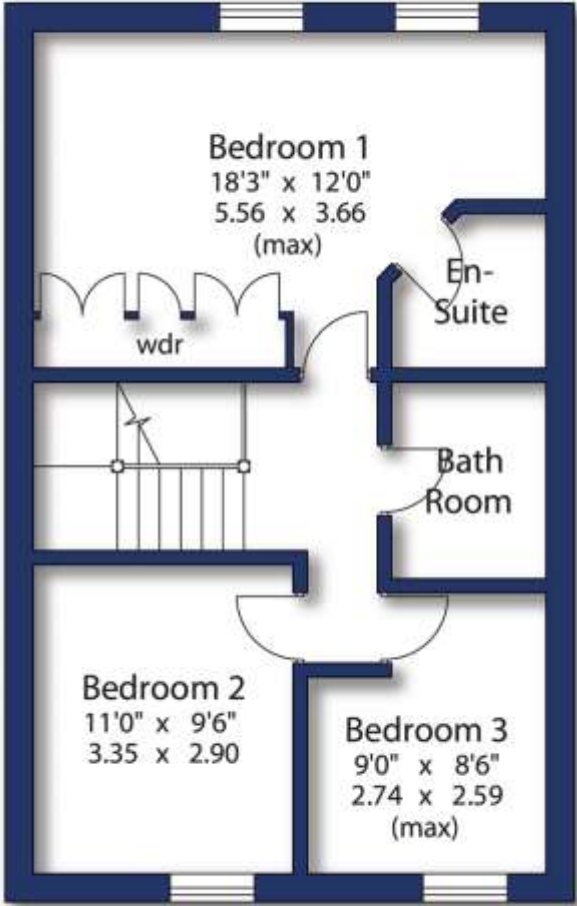
Floorplans



Ground Floor



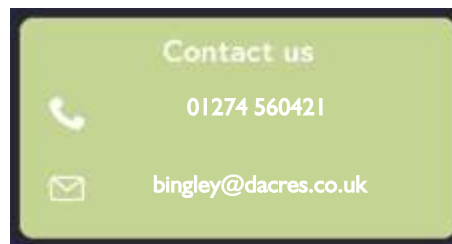
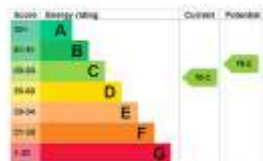
First Floor



Second Floor © Dacre, Son & Hartley



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Directions

From Dacre Son & Hartley's Bingley office travel up Park Road turning left onto Wilson Road and third left into The Locks. Continue along The Locks and the property will be seen on the right hand side easily identified by our for sale board.

What3Words logbook.float.laws

Local Authority & Council Tax Band

- Bradford District Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Leasehold
- Mains- Gas/Electric/ Water/ Drainage
- Garage & 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](https://www.gov.uk/check-flood-risks)

Agent's Notes

We have been advised that the property has the balance of a 125 year lease. There is a annual ground rent of £25 p.a and a monthly site management charge of £71.19 pcm.

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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