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40 Green End Road, East Morton, BD20 5TS

A beautiful, detached period property which boasts an enviable East Morton setting enjoying fine aspect views and a superb rear garden. Offering five bedrooms and multiple reception rooms, an early viewing of this delightful home is strongly encouraged to fully appreciate everything that it has to offer.

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dacres.co.uk

40 Green End Road, East Morton, BD20 5TS

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

Guide Price: £545,000



Key Features

- Beautiful detached family home
- Offering an abundance of characterful features and modern interior styling
- Featuring five good-sized bedrooms
- Multiple reception rooms
- Fabulous village setting
- Panoramic far-reaching views
- Superb rear garden

General Remarks

This stunning period property is situated on the edge of the picturesque village of East Morton and boasts wonderful panoramic views of the surrounding landscape. This beautiful home will without doubt make an excellent purchase for a wide variety of buyers due to it offering five good-sized bedrooms and multiple reception rooms. The beautifully appointed living accommodation features high quality fixtures, fittings, and interior styling, which are further complemented by many period features. The wonderful, gardens are an instant showstopper which make for a superb, safe family recreational and entertaining space and must be viewed to be fully appreciated.

The spacious living accommodation briefly comprises, entrance hallway, family lounge, en-suite bedroom, stairs to the lower ground accommodation which includes a delightful sitting room with feature fireplace, modern fitted kitchen, separate utility and walk in pantry/storage, side porch, a formal dining room and a home study.

Access to a further lower ground floor/annex leads to an additional bedroom and shower room.

To the first floor there are three more bedrooms along with a house bathroom.

Externally the property features private parking to both sides and also enjoys an extensive rear lawn garden with leafy trees and hedgerow, which makes for a wonderful family friendly recreational space.

East Morton is a prestigious village community with traditional public house, well respected




STOCKHOLM








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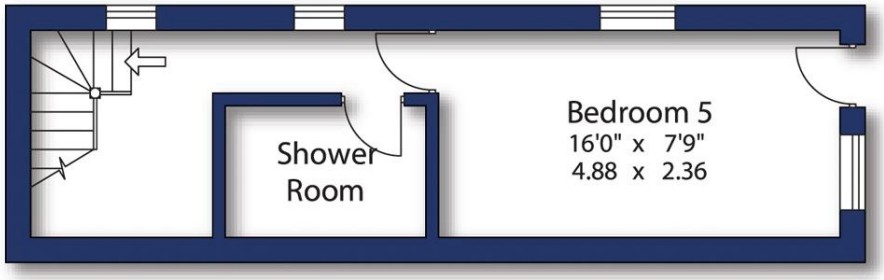




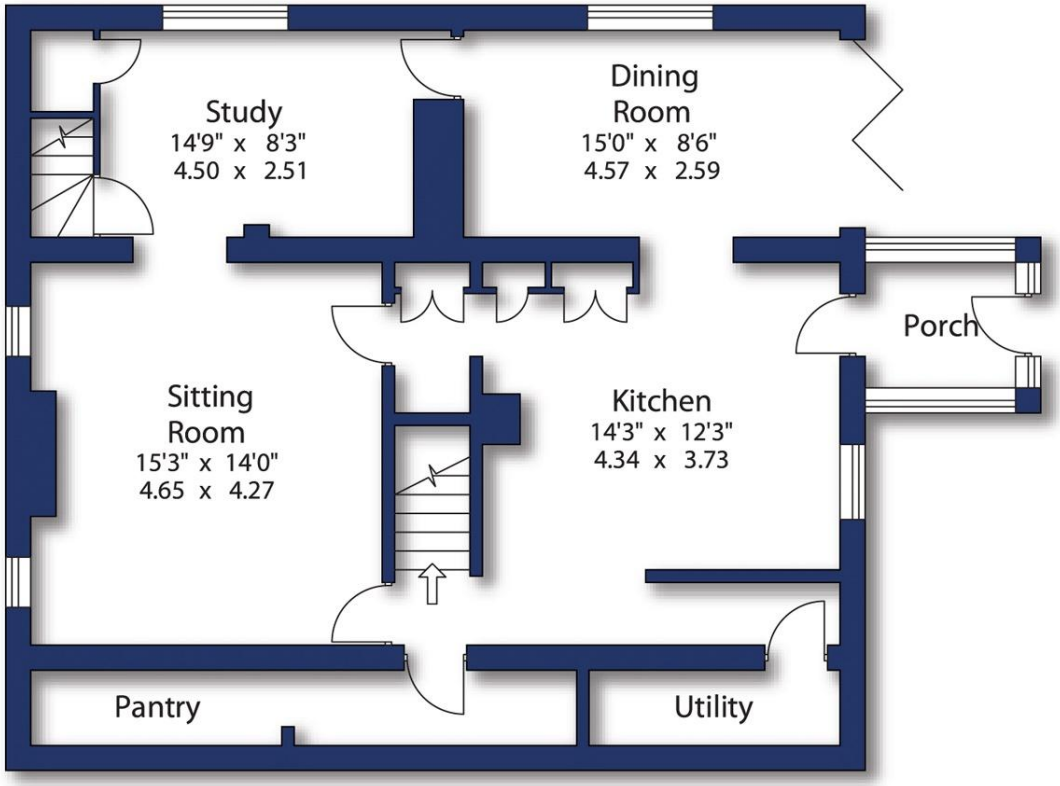




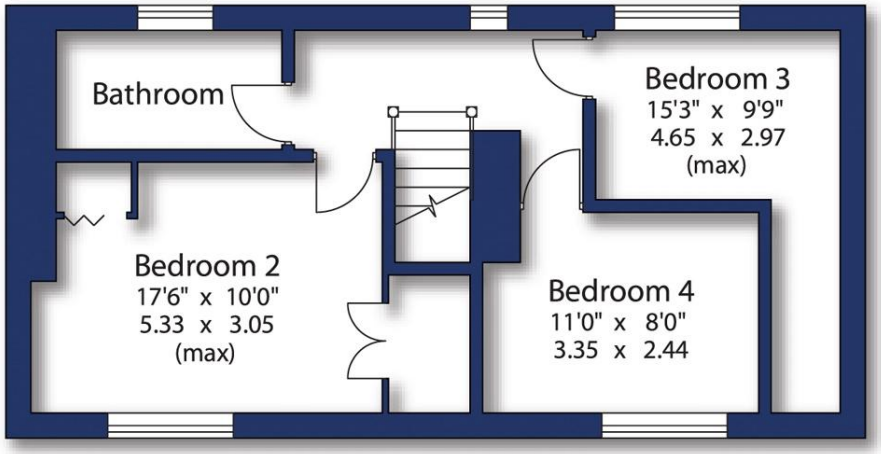
Floorplans



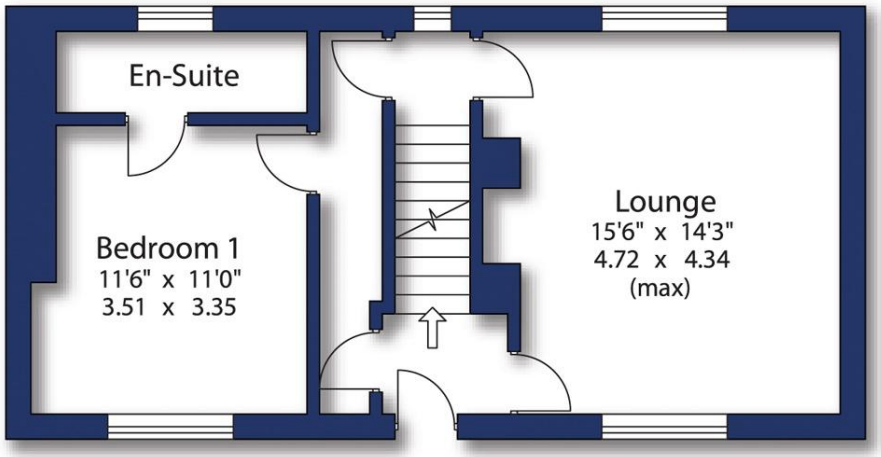
Lower Ground Floor



Lower Ground Floor



First Floor



Ground Floor

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Contact us
01274 560421
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Directions

From Dacre, Son & Hartley Bingley office travel along the main street in the direction of Crossflatts and Keighley. Passing through Crossflatts turn right onto Morton Lane and continue over the Canal bridge and proceed up Morton Lane. On reaching the mini roundabout turn right onto Main Road and follow the road past the Busfield Arms and at the top of the hill turn left onto Green End Road. The property will be found on the right hand side after the bend, identified by our For Sale Sign.

What3Words lipstick.shift.daunted

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- Private Driveway 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

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: BIN260132

