



Flat 19, 3 Merchants Court, Bingley, West Yorkshire, BD16 1DL

A superb opportunity to purchase a very well presented and spacious two-bedroom first floor apartment delightfully situated within a prestigious development on the edge of Bingley town centre. **NO CHAIN**

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2JA

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Flat 19, 3 Merchants Court, Bingley, BD16 1DL

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

Guide Price: £120,000

- First floor apartment
- Two bedrooms, Master en suite
- Open plan Lounge diner with kitchen
- uPVC double glazing
- Electric wall heaters
- Well presented



General remarks

Delightfully situated within a popular and convenient residential location is a good sized two-bedroom first floor apartment offering spacious living accommodation. The property is very well presented throughout and includes uPVC double glazing and electric wall heaters and will almost certainly appeal to a wide variety of potential purchasers and an internal inspection is indeed fully recommended.

The accommodation briefly comprises communal entrance, steps to the first floor, entrance hall, storage cupboard, spacious lounge with dining area, open plan kitchen, master bedroom with en suite shower room, bedroom two and bathroom. Outside the property benefits from communal gardens and visitor parking. Exclusive right to use parking space.

The apartment complex is situated on the edge of Bingley town centre convenient for all the shops, amenities, bars and restaurants. Bingley town centre also offers excellent road and rail links to other West and North Yorkshire business centres which include Bradford and Leeds.

We have been informed that the property is, Leasehold - 155 years from January 2005

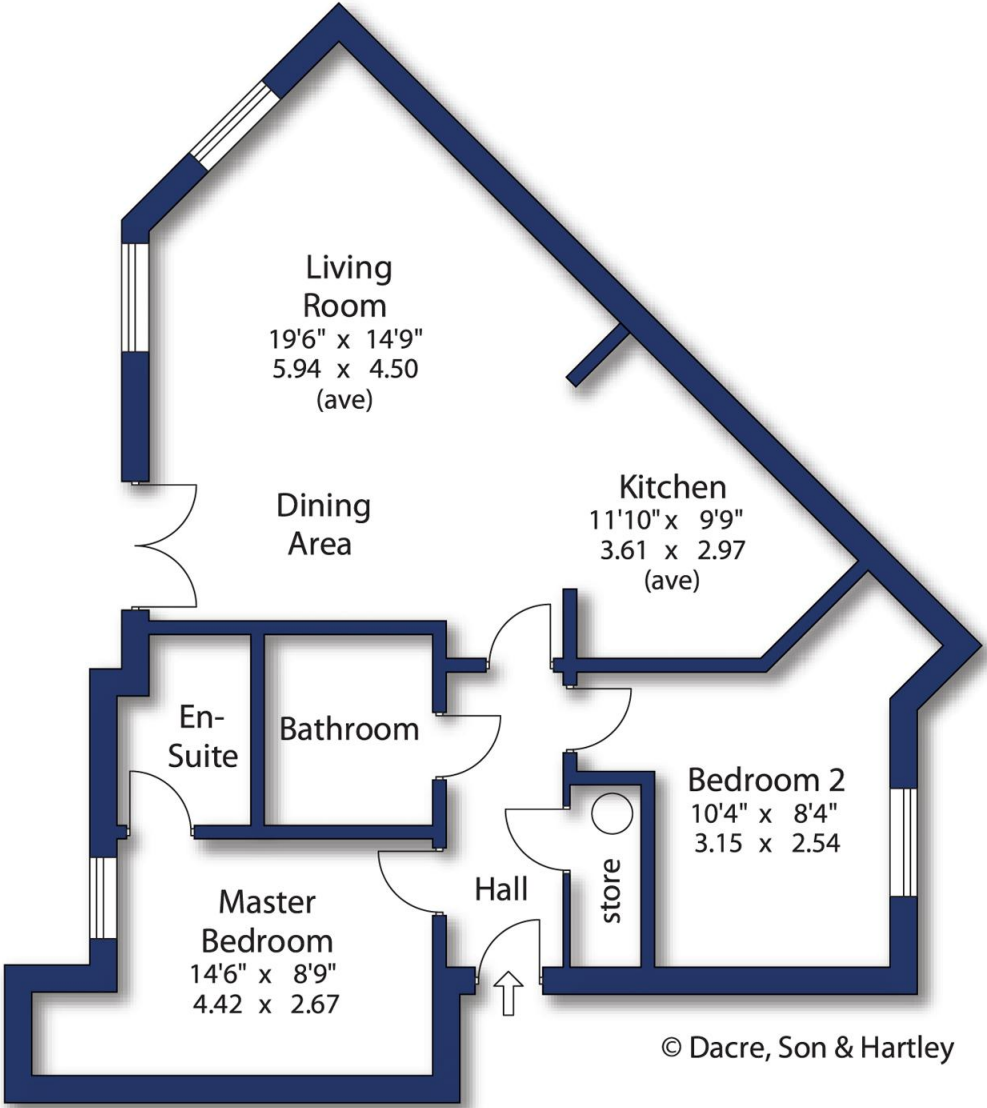
Exclusive right to use parking space number 19

Service Charge - £1156.00 per annum (£289.00 per quarter)

Ground Rent - £361.94 per annum

No Lift in the building

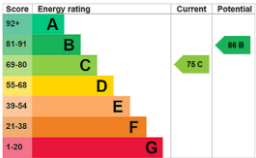
Floorplans



 Mortgage Advice Bureau
01274 515 763

 Dacres Surveys
Call for a quote
01943 885 400

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.







Contact us



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bingley@dacres.co.uk

Directions

From Dacre Son & Hartley's Bingley office proceed up the Main Street passing the shopping precinct on the left hand side. Proceed straight ahead and on reaching the traffic lights at Poplar House turn left onto Leonard Street and Merchants Court will be seen on the right hand side.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold, 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: BIN260424