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11 Tulyar Court, Gilstead, Bingley, BD16 3ND

A delightful four-bedroom detached family home which boasts an enviable Gilstead setting enjoying lovely views and attractive low maintenance gardens. Offered for sale with no-onward chain, an early viewing is strongly encouraged.

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dacres.co.uk

11 Tulyar Court, Gilstead, Bingley, BD16 3ND

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

Guide Price: £349,950



Key Features

- Detached family home
- Offering two reception rooms
- Four bedrooms
- Garage & driveway parking
- Low maintenance gardens
- Enjoying lovely views
- Desirable Gilstead setting
- No-onward chain

General Remarks

A fantastic four-bedroom detached family home which is offered for sale with no-onward chain. This much-loved property boasts two reception rooms, a master with en-suite, low maintenance gardens and superb far reaching views. Making an excellent purchase for a wide variety of buyers, an early viewing is strongly encouraged.

The accommodation comprises, entrance hall, cloaks with w/c, spacious lounge with doors leading to the rear garden, dining room, fitted kitchen and utility room.

To the first floor, there is an en-suite master bedroom, three further bedrooms and a house bathroom.

Externally the property offers driveway parking to the front which leads to an integral garage with power and lighting. At the rear there is a lovely, raised patio terrace which makes for a delightful entertaining space. Steps then lead to a private lower lawn garden.

The property is delightfully situated on this popular development on the outskirts of Gilstead. Gilstead offers a range of shops, amenities, recreational areas with Bingley town centre approximately 1 mile distant with its range of shopping facilities, amenities, recreational areas and well respected primary and secondary schools. The location is also considered to be within daily commuting distance of Bradford and Leeds.













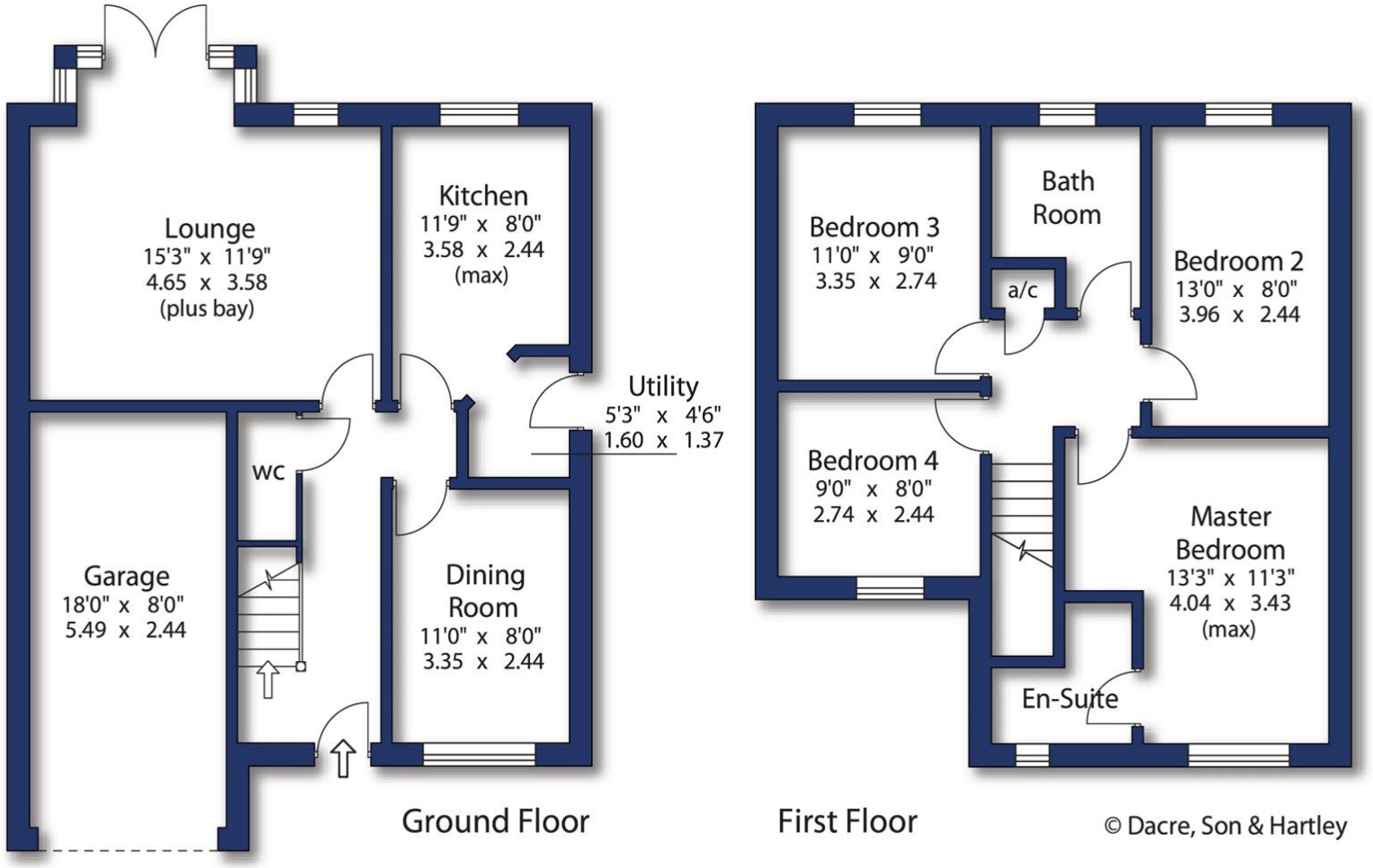






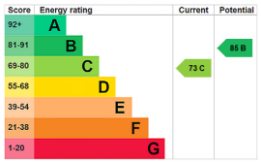


Floorplans


Lounge
15'3" x 11'9"
4.65 x 3.58
(plus bay)
Kitchen
11'9" x 8'0"
3.58 x 2.44
(max)
Utility
5'3" x 4'6"
1.60 x 1.37
wc
Garage
18'0" x 8'0"
5.49 x 2.44
Dining
Room
11'0" x 8'0"
3.35 x 2.44
Ground Floor
Bedroom 3
11'0" x 9'0"
3.35 x 2.74
Bath
Room
a/c
Bedroom 2
13'0" x 8'0"
3.96 x 2.44
Bedroom 4
9'0" x 8'0"
2.74 x 2.44
Master
Bedroom
13'3" x 11'3"
4.04 x 3.43
(max)
En-Suite
First Floor
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Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

Directions

From Dacre Son & Hartley Bingley office proceed up the Main Street in the direction of Saltaire and Shipley. At the traffic lights adjacent to the shopping precinct turn left into Ferncliffe Road, continue over the Bingley bypass and up the hill towards Gilstead. Upon reaching the crest in the hill turn left into Pendle Road, follow the road around to the left which leads into Tulyar Court where the property will be easily identified by our for-sale board.

What3Words thinkers.motive.refers

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- Driveway Parking & Garage

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.

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