



44 Oakwood Drive, Bingley, West Yorkshire, BD16 4SJ

Delightfully situated within a prestigious residential location is a well-established four bedroom detached residence offering deceptively spacious family living accommodation in need of modernisation standing in good sized gardens and garage. **NO CHAIN**

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44 Oakwood Drive, Bingley, BD16 4SJ

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

Guide Price: £365,000

Accommodation

- Detached family home
- Four bedrooms
- Two reception rooms
- In need of modernisation
- Good sized gardens
- Popular residential location
- Garage and driveway

General Remarks

A superb opportunity to purchase a four-bedroom detached home which offers generous family living accommodation planned over two floors. The property includes gas heating and UPVC sealed unit double glazing and although in need of modernisation would be an ideal home. Indeed, an internal inspection is essential to appreciate the deceptive nature and size of the accommodation on offer.

The accommodation briefly comprises reception hallway, cloaks, spacious lounge, dining room, dining kitchen and utility room. Staircase leading to first floor landing, Master bedroom, three further bedrooms and house bathroom.



Outside the property is complemented by a good-sized plot with gardens to the front with parking and double garage. At the rear lawned garden, patio area, greenhouse, shed, trees and shrubs.

The property is situated in one of Bingley's premier residential locations off Lady Lane along with other high calibre properties nearby. Bingley town centre is within close proximity and boasts a range of shops and amenities, bars, restaurants and well respected primary and secondary schools. Bingley also enjoys excellent road and rail links to other West and North Yorkshire business centres which include Bradford, Leeds and Skipton.







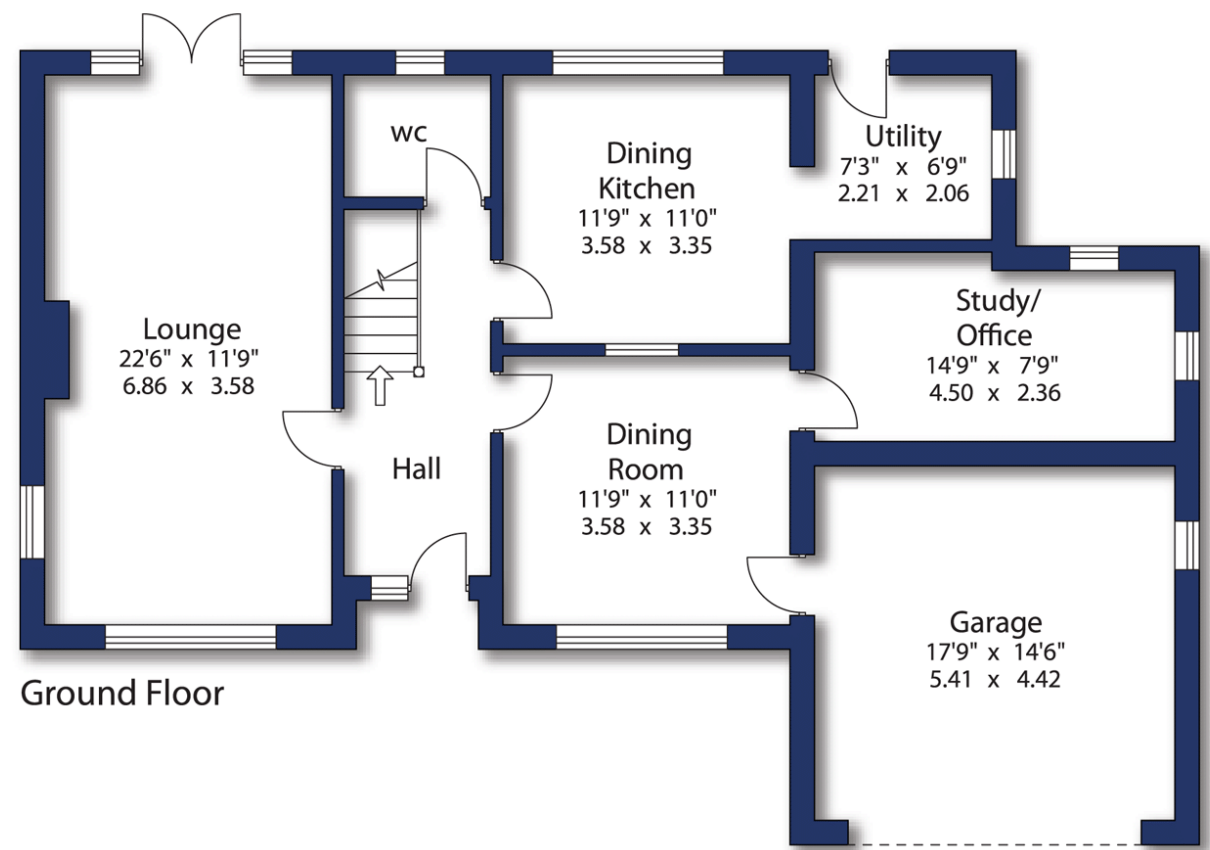




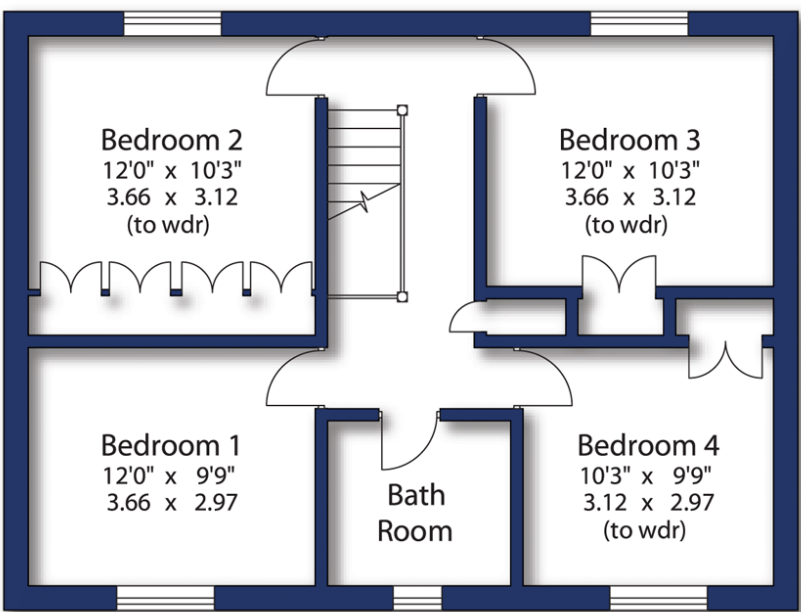




Floorplans



Ground Floor

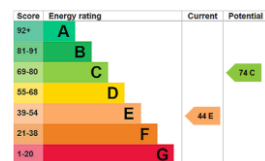


First Floor

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Mortgage Advice Bureau

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Dacres Surveys

Call for a quote
01943 885 400

Contact us

01274 560421

bingley@dacres.co.uk

Directions

From Dacre Son & Hartley's Bingley office travel up Park Road in the direction of Eldwick and after 3/4 miles turn left into Lady Lane. Turn left into Oakwood Drive and follow Oakwood Drive to just before the junction with Birchdale and the property is on the left 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 is currently F

Tenure, Services & Parking

- Freehold, Parking , garage 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](https://www.gov.uk/government/consultations/check-for-flooding-in-england)

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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