



6 The Copse, Broadstones Park, Sheriff Lane, Bingley, BD16 3LT

A superb opportunity to purchase a well presented two bedroom detached park home with gardens and parking delightfully situated on a popular development enjoying a fine aspect. **No chain**

93 Main Street, Bingley, West Yorkshire, BD16
2JA

Tel: 01274 560421

Email: bingley@dacres.co.uk

dacres.co.uk   



6 The Copse, Broadstones Park, BD16 3LT

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

Guide Price: £80,000

Accommodation

- Detached Park home
- Two bedrooms
- Attractive living accommodation
- Parking
- Lawn garden
- Idyllic setting location

General Remarks

Delightfully situated within a highly regarded park home development on the edge of Gilstead is a two-bedroom detached home offering generous living accommodation. The property includes UPVC double glazing and attractive kitchen and bathroom fittings. Broadstone's park is a well maintained residential over 50's development that offers a full year-round residency. Indeed, an internal inspection is essential to appreciate the accommodation on offer.

The accommodation briefly comprises of: entrance hallway, lounge, dining kitchen, two bedrooms and bathroom. Externally the property enjoys gardens to the three sides and private driveway parking.

The property is situated within a highly regarded Gilstead setting in a private extremely popular residential park home development. The location is within proximity to Bingley town centre. Bingley offers its residents a host of first-class amenities which include local shops, bars and eateries and superb commuter links to the immediate area as well as a train service which commutes daily to the cities of Leeds and Bradford.



1. We have been informed by the vendor that the ground rent is £157 pcm.
2. The site is for over 50's and pets are not allowed.
3. The site offers full 12 months residency.
- 4 There is a re-sale charge payable to the site owner based on 10% of any agreed sale.

For further information please ask the selling agent.







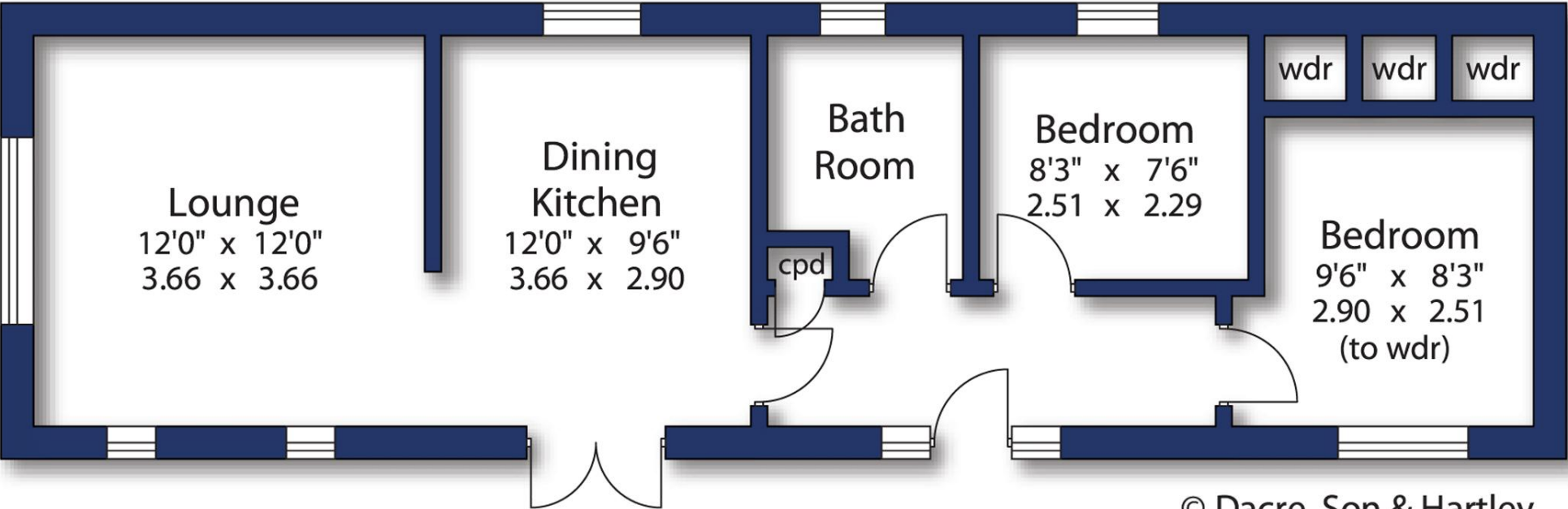








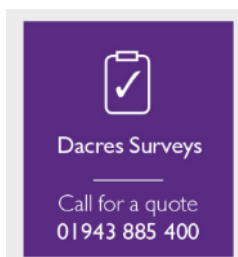
Floorplans



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Directions

From Dacre Son & Hartley Bingley office proceed along Park Road in the direction of Eldwick. Upon reaching the mini roundabout in Eldwick continue straight ahead on to Otley Road, continue along Otley Road turning right on to Sheriff Lane. Proceed to the bottom of Sheriff Lane which becomes an unmade road and the park home site is situated on the left hand side. Continue into the park and immediately turn left and the property can be found at the far end on the left-hand side.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold, parking, managed site septic tank

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://gov.uk/check-for-flooding)

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: BIN260450

