



34 Slensingford Road, Crossflatts, Bingley, BD16 2SF

A beautifully presented three-bedroom semi-detached home offering good quality extended family living accommodation, enjoying large gardens, driveway and detached garage delightfully situated within a prestigious residential location.

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

Tel: 01274 560421

Email: bingley@dacres.co.uk

dacres.co.uk   



34 Sleningford Road, Crossflatts, BD16 2SF

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

Guide Price: £265,000

Accommodation

- Semi-detached home
- Flexible living accommodation
- Extended at ground floor
- Three bedrooms
- Well-presented throughout
- Modern Kitchen and shower room fittings
- Attractive gardens
- Driveway and detached garage with workshop area
- Prestigious residential location

General Remarks

Delightfully situated within a prestigious residential location is a beautifully presented and extended three-bedroom semi-detached home offering superb family living accommodation planned over two floors. The property is presented to a good standard throughout and includes quality kitchen and shower room fittings together with uPVC double glazing and gas heating. The property offers huge potential for further extension subject to planning permission and will almost certainly appeal to a wide variety of potential buyers, and an internal inspection is indeed fully recommended.

The accommodation comprises superb open plan dining kitchen with range of quality base and wall units with integrated appliances, utility cupboard and wc, lounge having doors leading to bedroom three or sun lounge. First floor two bedrooms and lovely shower room. Outside the property enjoys a superb plot with paved patio to the front, driveway to the side with garden and large parking area for several vehicles. Detached garage with workshop with power and light 20'6" x 19'6"



The property is delightfully situated within the popular village of Crossflatts. Crossflatts offers a range of shops and amenities, public houses and well respected primary and secondary schools nearby and the historic Leeds Liverpool canal. Crossflatts also benefits from excellent transport links by both road and rail to many West and North Yorkshire business centres which include Skipton, Ilkley, Bradford and Leeds.







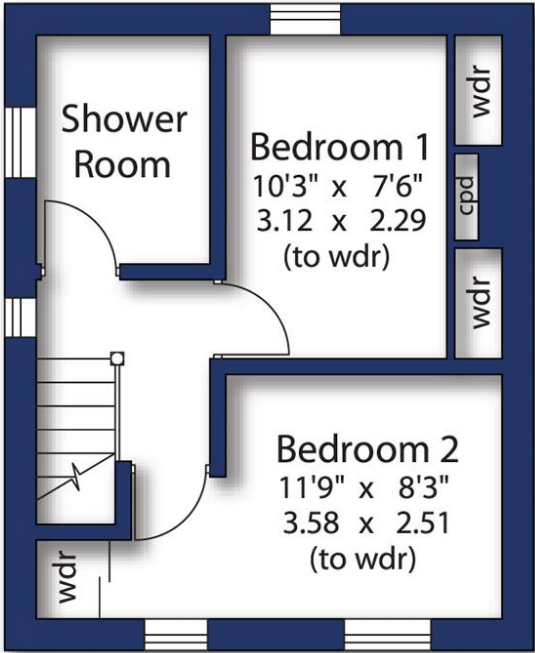
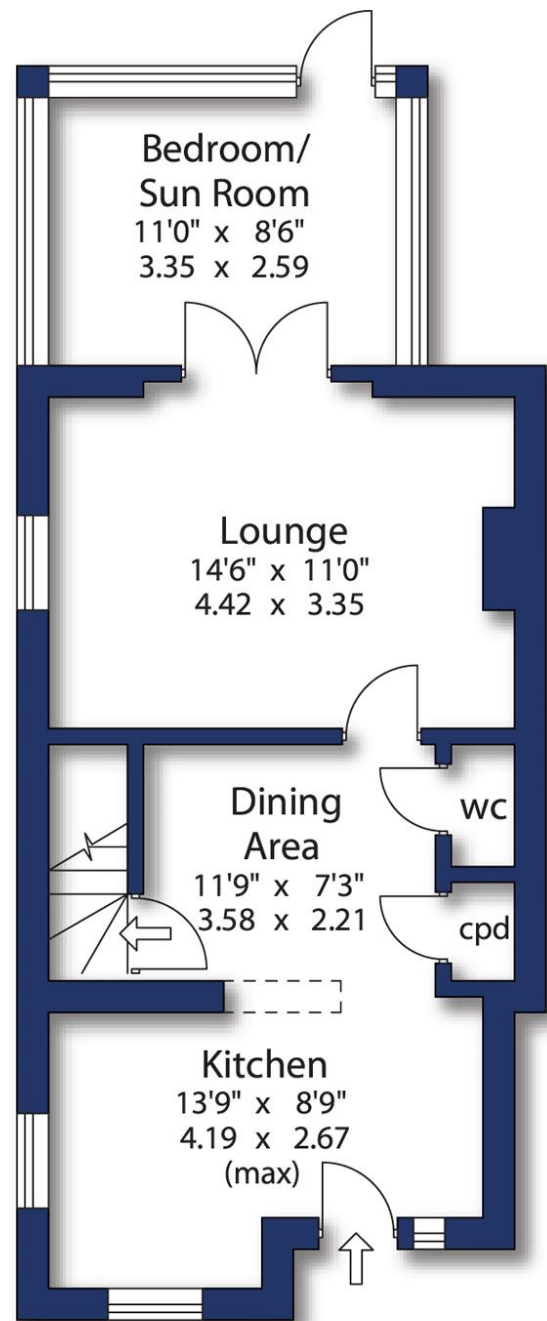








Floorplans



First Floor

© Dacre, Son & Hartley



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.



Directions

From Dacre Son & Hartley Bingley office proceed along the Main Street in the direction of Crossflatts passing Bingley Grammar School on the left hand side. Continue along Keighley Road turning right in to Canal Road, continue in to Newark Road and Sleningford Road will be on the left hand side. Continue along the road and the property will be seen on the right 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 B

Tenure, Services & Parking

- Freehold, Mains services, parking and 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](https://www.gov.uk/government/topics/floods)

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: BIN260471

