



47 Green End Road, East Morton, BD20 5TS

A superbly presented stone built two-bedroom terrace cottage with attractive gardens to the rear offering lovely living accommodation delightfully situated within a prestigious residential location. **NO CHAIN**

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47 Green End Road, East Morton, BD20 5TS

Bradford 5 miles, Skipton 14 miles, Leeds 18 miles (all distances approximate)

Guide Price: £199,950

Accommodation

- Stone built cottage
- Two bedrooms
- Lovely outlook
- Gardens to the rear
- Character features
- Compact living accommodation
- Popular Village location

General Remarks

Delightfully situated within a fashionable village location is a compact two-bedroom stone built through terrace property having attractive living accommodation. The property is, in our opinion, tastefully presented throughout and includes gas heating, uPVC double glazing, together with modern kitchen and bathroom fittings. The property also offers superb garden to the rear with lovely outlook, and an internal inspection is indeed recommended to appreciate this most attractive home.

The accommodation briefly comprises entrance lounge with feature fireplace and stove, kitchen and basement store cellar. To the first floor two bedrooms and bathroom. Outside the property is complimented by a beautiful garden with raised decking area, lawned garden, paved patio and superb outlook.



East Morton is regarded as a most prestigious address with many high calibre and well-established properties within a beautiful village location. The locality is surrounded by scenic countryside and a well respected Primary School and the amenities in Crossflatts and Bingley are nearby. The area is well served by door road access and rail links from Bingley and Crossflatts and the location is considered within commuting distance of Bradford, Leeds and many other West and North Yorkshire business centres.







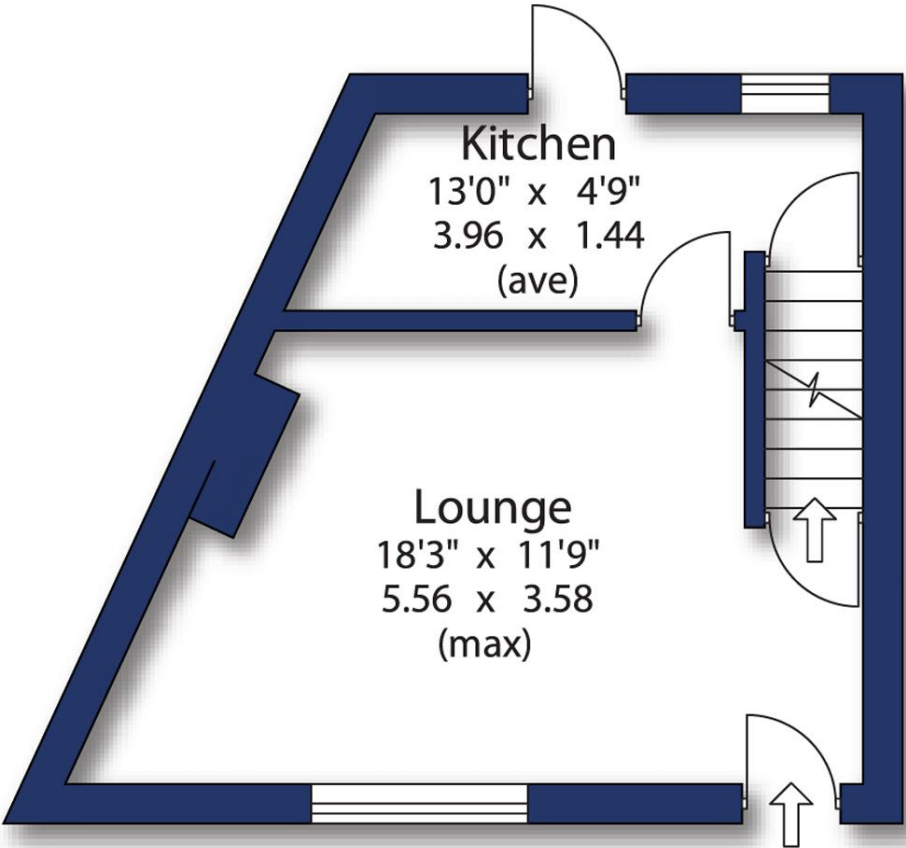




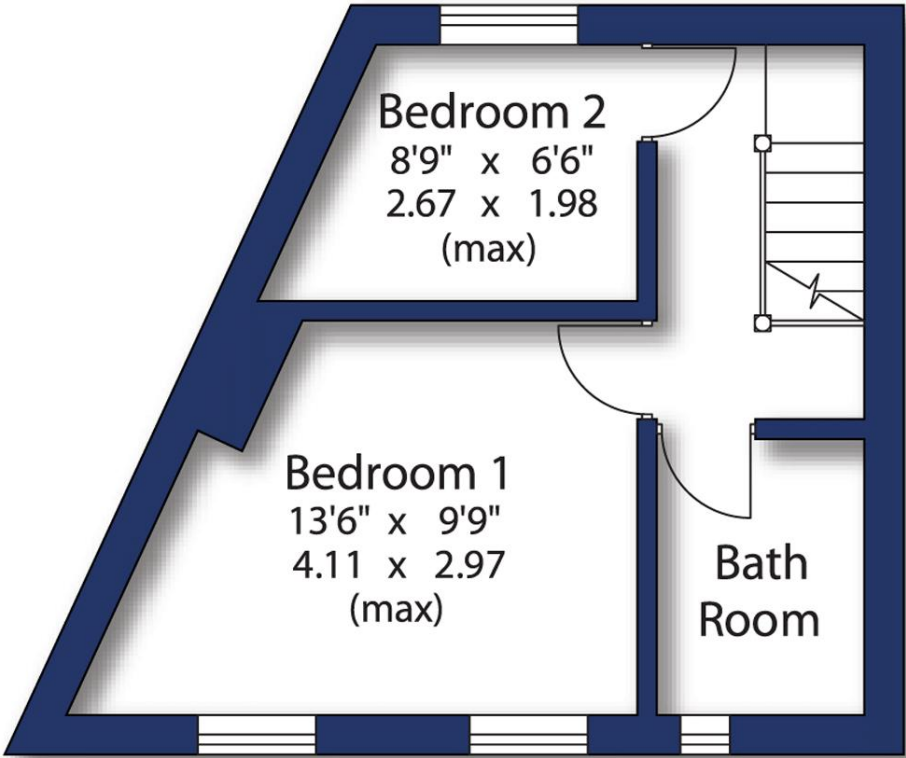




Floorplans



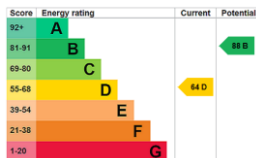
Ground Floor



First Floor



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Mortgage Advice Bureau

01274 515 763

Dacres Surveys

Call for a quote
01943 885 400

Contact us

01274 560421

bingley@dacres.co.uk

Directions

From Dacre, Son & Hartley Bingley office travel along the main street in the direction of Crossflatts and Keighley. Passing through Crossflatts turn right onto Morton Lane and continue over the Canal bridge and proceed up Morton Lane. On reaching the mini roundabout turn right onto Main Road and follow the road past the Busfield Arms and at the top of the hill turn left onto Green End Road. The property will be found on the left hand side

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

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.

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