



7 Knights Way, Gilstead, Bingley, BD16 3QH

Delightfully situated on a first-class residential development is a beautifully presented two-bedroom end town house offering attractive living accommodation enjoying gardens, parking and garage. **NO CHAIN**

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Bradford 5 miles, Skipton 14 miles, Leeds 15 miles (all distances approximate)

Guide Price: £225,000

Accommodation

- End town house
- Two bedrooms
- Beautifully presented
- Quality kitchen and bathroom fittings
- Attractive gardens
- Parking and garage
- First class residential location

General Remarks

A beautifully presented two-bedroom end town house offering attractive living accommodation planned over two floors. The property is in our opinion tastefully presented throughout and includes quality kitchen, bathroom and ensuite facilities together with gas heating, uPVC double glazing and alarm system. Indeed an internal inspection is indeed fully recommended to appreciate this most attractive home.

The accommodation briefly comprises entrance hall, cloaks, breakfast kitchen, spacious Lounge with Dining area double doors leading to the rear garden. First floor master bedroom with ensuite shower room bedroom two and bathroom. Outside the property is complemented by an attractive garden, driveway with parking and garage to the front. At the rear superb garden with paved patio area and decking area.



The property is situated on an exclusive development of similar high quality homes. Gilstead and Eldwick Villages offer a range of shops and amenities, recreation areas and well respected primary school. Bingley town centre is approximately 1.5 miles distant with its range of shops and amenities, restaurants and excellent road and rail links to other West and North Yorkshire business centres which include Bradford and Leeds.







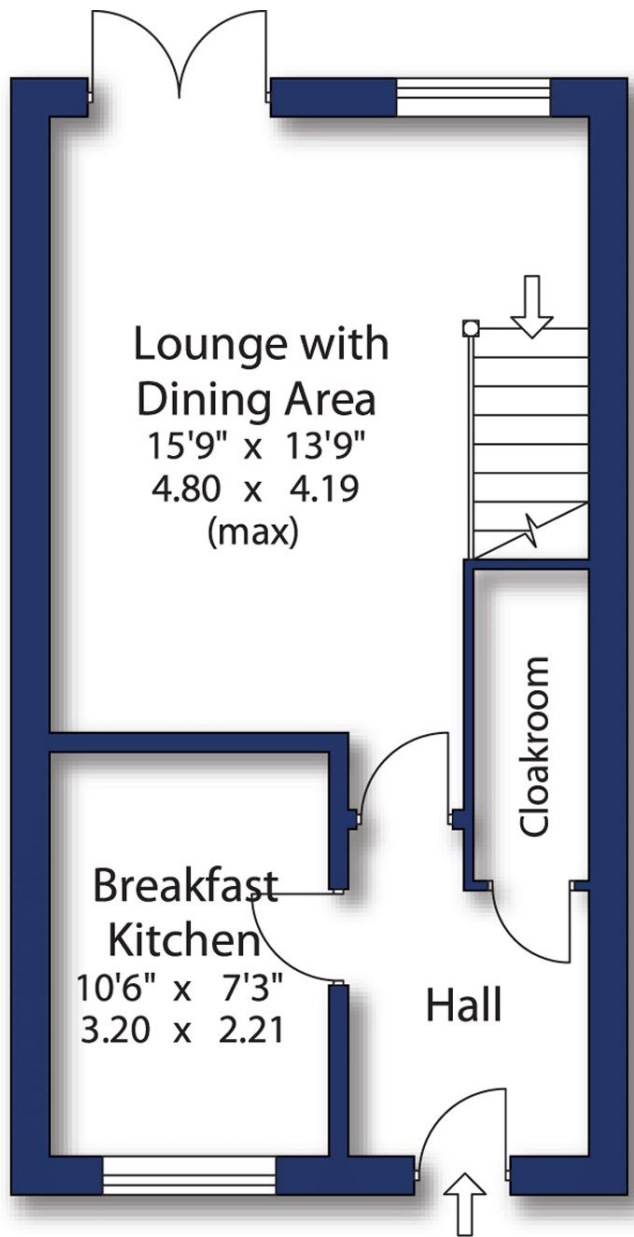




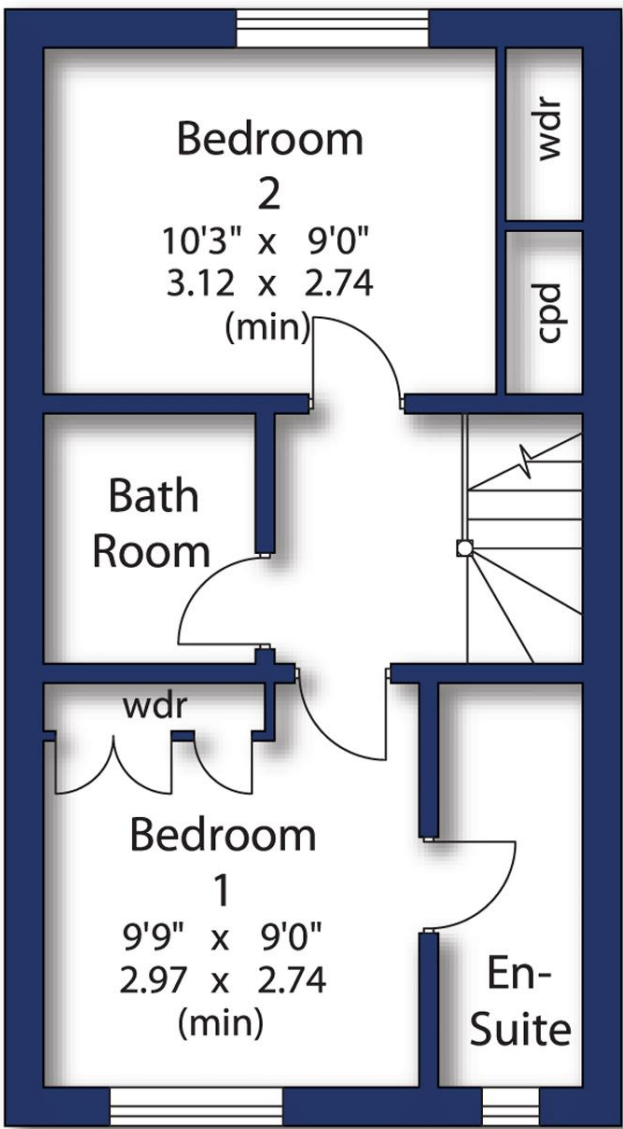




Floorplans



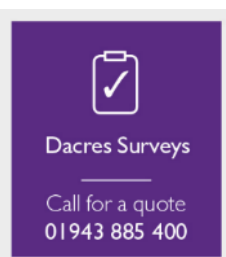
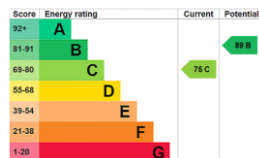
Ground Floor



First Floor



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 up Park Road in the direction of Eldwick. At the top of Park Road at the mini roundabout turn right into Warren Lane, continue along and at the first mini roundabout turn left into Swan Avenue. Continue along Swan Avenue, turning left on to Knights Way. The property will be 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.

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