DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Asking Price £180,000

- Semi detached house
- Three bedrooms
- Cul de sac location
- Off street parking
- Viewing advised
- No onwards chain

30 Hornbeam Close, Allerton, Bradford, BD15 9LN

A superb opportunity to purchase a modern three bedroom semi detached home offering attractive living accommodation and enjoying a private rear garden and off street parking. Delightfully situated within a popular Sandy Lane setting

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30 Hornbeam Close, Allerton, Bradford, West Yorkshire, BD15 9LN

Bradford 5 miles, Skipton 18 miles, Leeds 13 miles (all distances approximate)

General remarks

A fantastic three bedroom semi detached family home which boasts a superb Sandy Lane location along with well appointed living accommodation. The property boasts two double bedrooms and a single bedroom along with a private corner plot garden and allocated off street parking. Making an excellent purchase for a wide variety of buyers, an early viewing of is strongly recommended.

The ground floor accommodation briefly comprises; spacious lounge to the front, a modern well appointed dining kitchen which features attractive wall and base units with complementary work surfaces over, and downstairs cloakroom WC. To the first floor there are two double bedrooms, a third smaller bedroom and a modern house bathroom. Externally the property has a good sized garden to the rear and side with lawn, and paved patios. The property also has two allocated parking spaces.

The property is delightfully situated within the popular village of Sandy Lane and nearby Allerton. Sandy Lane and Allerton offer a range of shops and amenities, traditional public houses and well respected primary school. The location is surrounded by scenic countryside and easy access into the towns of Bingley and Shipley both of which benefit from a range of shops and amenities, bars, restaurants and excellent road and rail links to many West and North Yorkshire business centres which include Bradford and Leeds.

Directions

Between Bingley and Saltaire at Cottingley Bar traffic lights on the main A650 turn up into Cottingley Road and approximately 1/2 a mile turn right into Cottingley Moor Road. After approximately 1 mile as you approach Sandy Lane turn right into Acacia Drive, turn left onto Aspen Rise, eft onto hornbeam close and the property is in the right hand corner and can be easily identified by our For Sale Board.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- Allocated driveway.

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

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

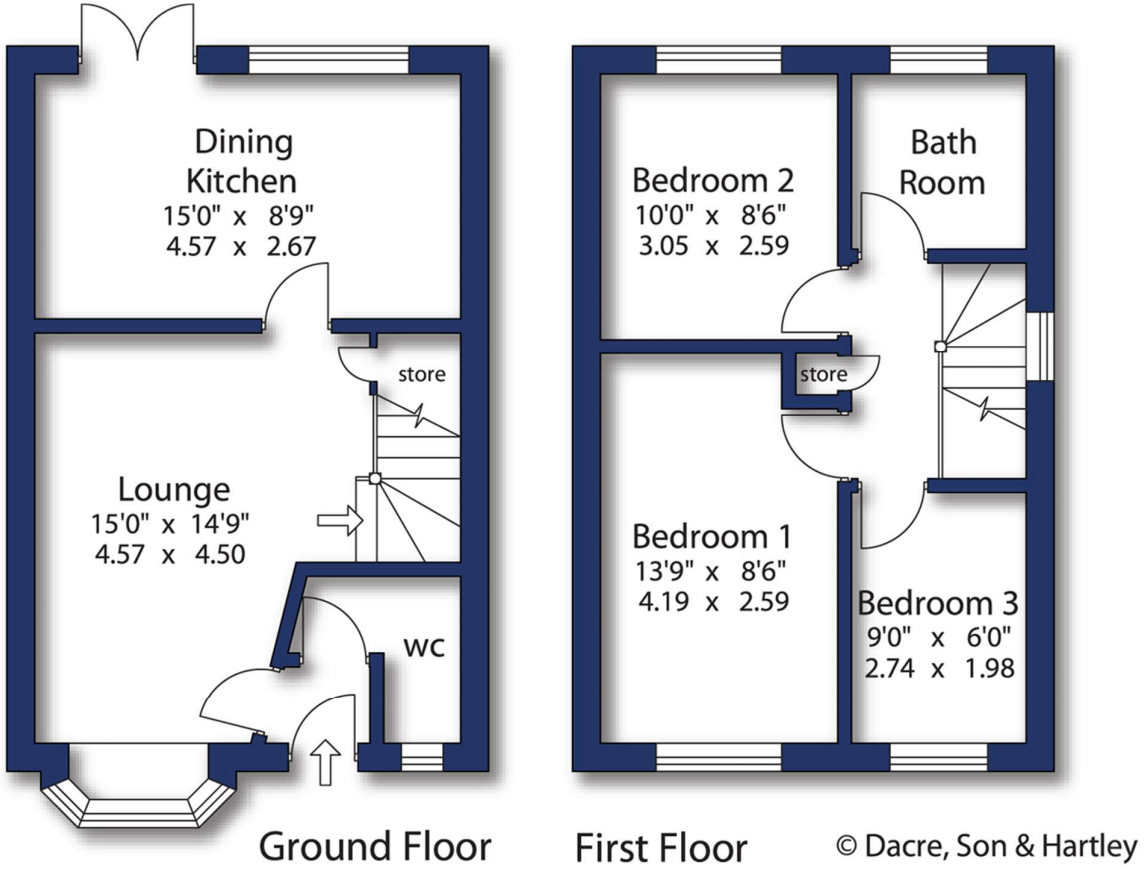
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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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Floorplans





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.

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