



5 Norman Street, Bingley, West Yorkshire, BD16 4JT

A very well presented two-bedroom stone built through terrace property offering good sized living accommodation delightfully situated in a popular and convenient location. **NO CHAIN**

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2JA

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5 Norman Street, Bingley, BD16 4JT

Bradford 5 miles, Skipton 14 miles, Leeds 20 miles (all distances approximate)

Guide Price: £165,000

Accommodation

- Stone built terrace
- Two bedrooms
- Well presented
- Modern kitchen and bathroom fittings
- Yard to rear
- Ideal first-time buyer or Investor property
- Close to local amenities
- Popular residential location

General Remarks

Delightfully situated within a popular and convenient residential location is a well presented two-bedroom stone built through terrace property offering attractive living accommodation. The property includes modern kitchen and bathroom fittings together with uPVC double glazing and gas heating. The property will almost certainly appeal to a wide variety of potential buyers, and an internal inspection is indeed fully recommended to appreciate this most attractive home.

The accommodation briefly comprises of spacious lounge, breakfast kitchen. To the first-floor bedroom one with walk in wardrobe, and house bathroom. To the second-floor bedroom two. Outside yard to the rear.



The property is delightfully situated in a popular and convenient residential location on the edge of Bingley town centre. Bingley town centre offers a range of shops and amenities, bars, restaurants and well respected primary and secondary schools. The location is also well served by excellent road and rail access to many West and North Yorkshire business centres which include Bradford and Leeds.







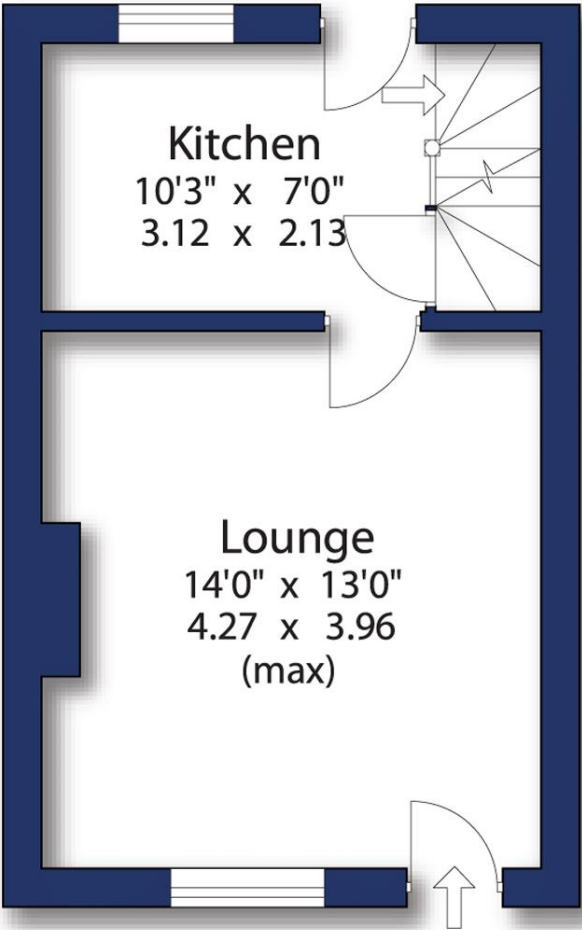




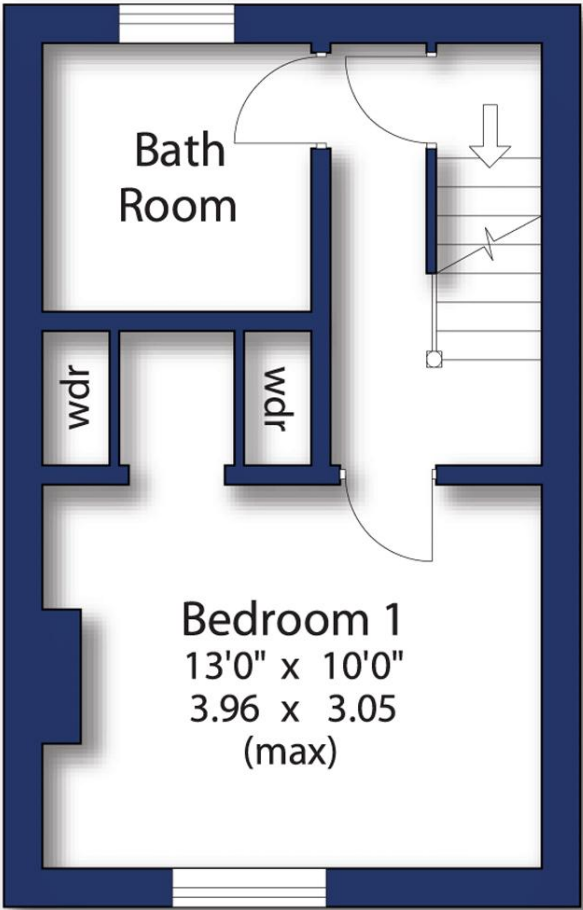




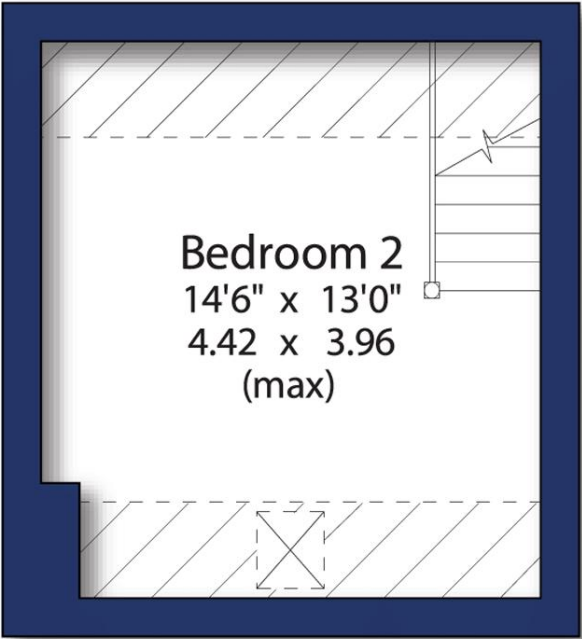
Floorplans



Ground Floor



First Floor

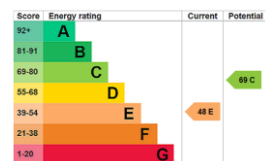


Second Floor

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Contact us

01274 560421

bingley@dacres.co.uk

Directions

From Dacre Son & Hartley's Bingley office travel up Park Road in the direction of Eldwick. Turn right onto Charles Street which turns into Mornington Road and then turn left on to Norman Street. Continue up the hill where the property will be found on the left hand side and easily identified by our For Sale sign.

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://checkforflooding.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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