



6 Castle Grove, Harden, Bingley, BD16 1BT

Delightfully situated in a prestigious residential village location is a beautifully presented and extended three-bedroom semi-detached home offering attractive living accommodation enjoying attractive gardens, driveway and parking.

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

Tel: 01274 560421

Email: bingley@dacres.co.uk

dacres.co.uk   



6 Castle Grove, Harden, Bingley, BD16 1BT

Bradford 5 miles, Skipton 15 miles, Leeds 16 miles (all distances approximate)

Guide Price: £345,000

Accommodation

- Three-bedroom semi detached home
- Extended at ground floor level
- Superb family living accommodation
- Well-presented throughout
- Attractive gardens with lovely outlook
- Driveway and parking
- Internal inspection essential
- Popular village location

General Remarks

Delightfully situated within a most prestigious residential location is a beautifully presented and extended three-bedroom semi-detached home offering attractive living accommodation planned over two floors. The property offers versatile and flexible family living and only an internal inspection will reveal the size and quality of this fine home. The property includes a superb open plan dining kitchen, extended to the side to create lovely family or hobbies room, and modern shower / wet room. The property also benefits from UPVC double glazing and gas heating.

The accommodation briefly comprises reception hall, spacious lounge, superb open plan dining kitchen with range of quality base and wall units with solid wood doors, complimentary Corian works surfaces, space for cooker and integrated appliances, door leading to family or hobbies room and cloaks with wc. Three bedrooms and shower / wet room.



Outside the property is complemented by a lovely plot with driveway to the front with parking and garden area. At the rear superb, stone paved patio area , under cover sitting area all enjoying a private aspect.

The property is delightfully situated within a prestigious residential location. Harden is a beautiful village near the scenic area of St. Ives and the village boasts a range of shops and amenities, recreational areas and well-respected primary school. The location is also considered to be within daily commuting distance of many West and North Yorkshire business centres which include Bingley, Keighley, Bradford, Halifax and Leeds.







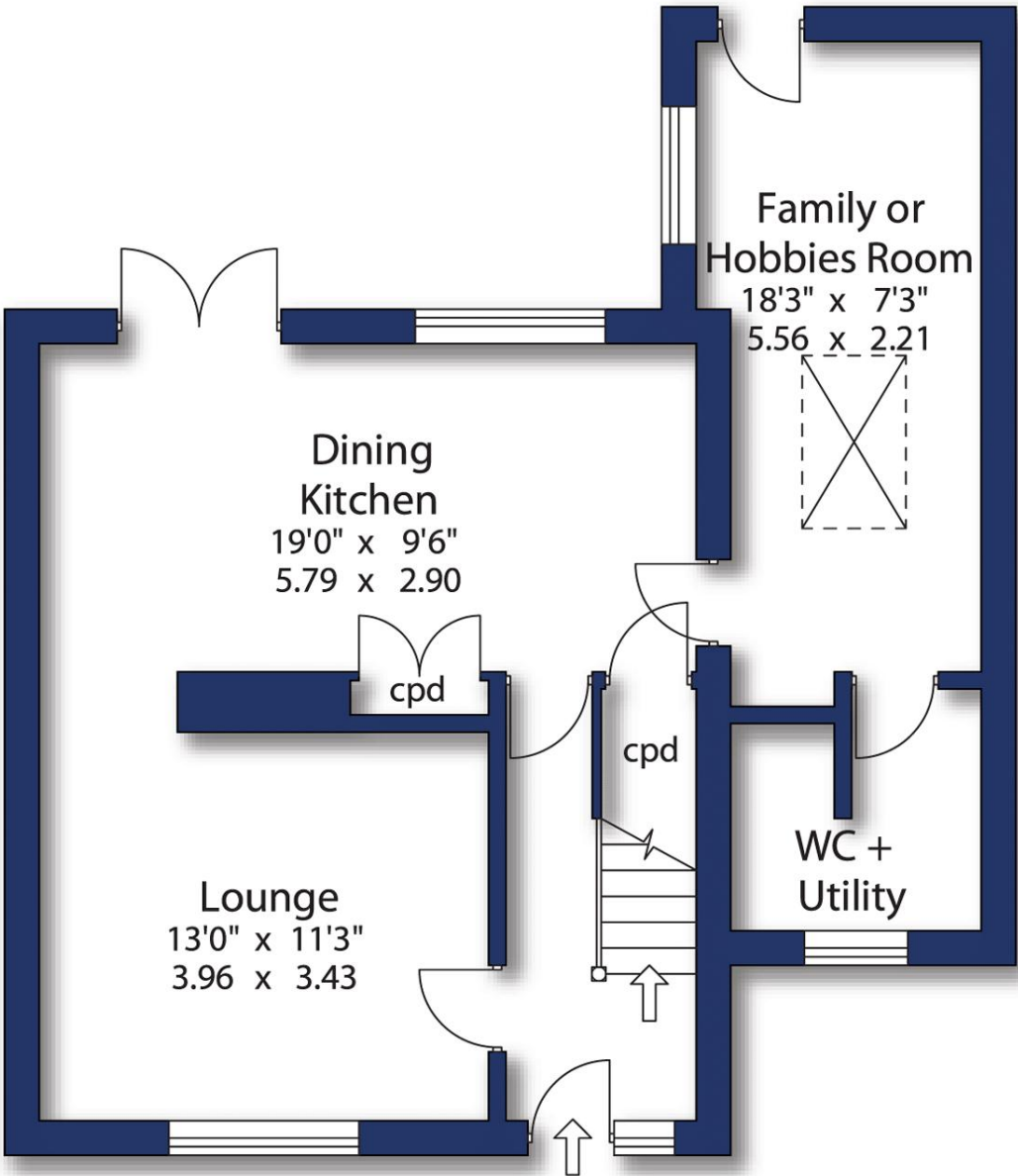




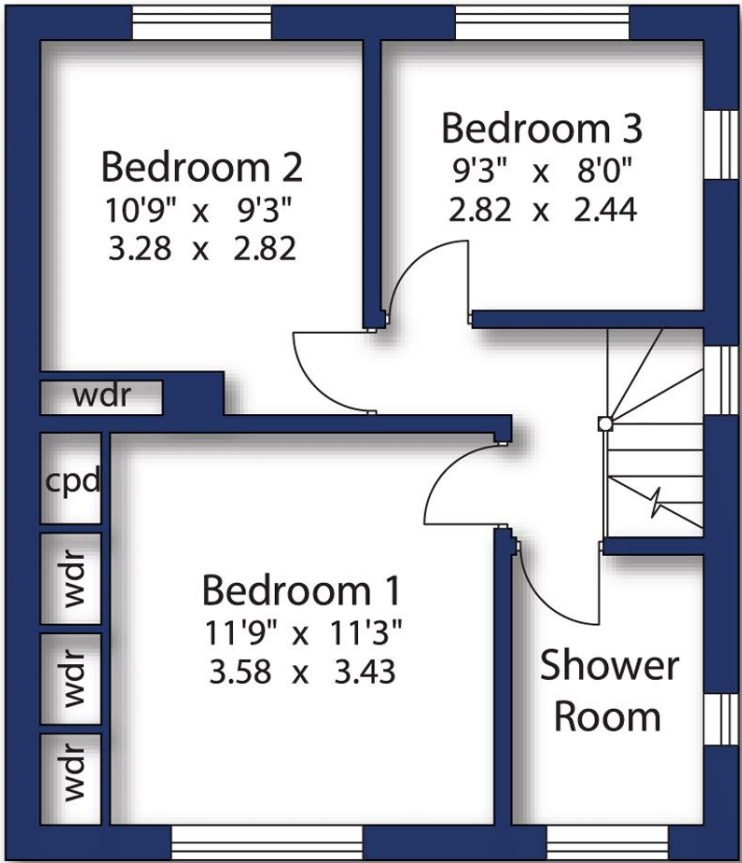




Floorplans



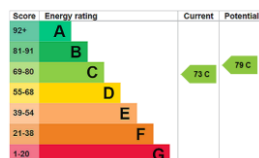
Ground Floor



First Floor



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Mortgage Advice Bureau

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Dacres Surveys

Call for a quote
01943 885 400

Contact us

01274 560421

bingley@dacres.co.uk

Directions

Approaching Harden from the Bingley direction continue to the centre of the village and at the mini roundabout proceed straight ahead into Long Lane bearing left onto Castle Grove and the property will be seen on the right 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 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

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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