



Treetops, Kings Grove, Bingley, West Yorkshire, BD16 4EZ

Delightfully situated in an elevated position enjoying far reaching views towards the Aire Valley is a superb three-bedroom semi-detached home offering well-presented family living accommodation standing in large gardens, driveway and garage. **NO CHAIN**

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Treetops, Kings Grove, Bingley, BD16 4EZ

Bradford 5 miles, Skipton 13 miles, Leeds 14 miles (all distances approximate)

Guide Price: £435,000

Accommodation

- Semi-detached home
- Three bedrooms
- Quality family living accommodation
- Excellent views towards the valley
- Superb fixtures and fittings
- Sealed unit double glazing and gas heating
- Large attractive gardens
- Garage and driveway
- Prestigious residential location

General Remarks

Situated within a prestigious residential location is a superbly presented three-bedroom semi-detached home offering good sized family living accommodation planned over two floors. The property has been extended at ground floor level and will almost certainly appeal to a wide variety of potential buyers. The property benefits from gas heating and sealed unit double glazing together with quality kitchen and bathroom fittings. The house enjoys a fantastic, elevated position enjoying outstanding views towards the Aire Valley and beyond and only an internal inspection will reveal the elegance and size of this superb family home.

The accommodation comprises Reception Hall, spacious lounge with super aspect, dining kitchen, sitting area open to dining room. To the first floor Master bedroom with en suite, two further double bedrooms, and house bathroom.



Outside the property is complemented by a superb plot with attractive gardens, driveway with parking and garage. At the side and rear lovely gardens with lawn, flower beds mature trees and shrubs, patio area, vegetable area, fruit trees all enjoying a fine aspect.

The property is delightfully situated within a prestigious residential location on the edge of Bingley close to the historic Five Rise Locks. Bingley town centre is approximately one mile distant with its range of shopping facilities, recreational areas, bars, restaurants and well respected primary and secondary schools. Bingley town centre also benefits from excellent road and rail links to other West and North Yorkshire business centres which include Bradford and Leeds.







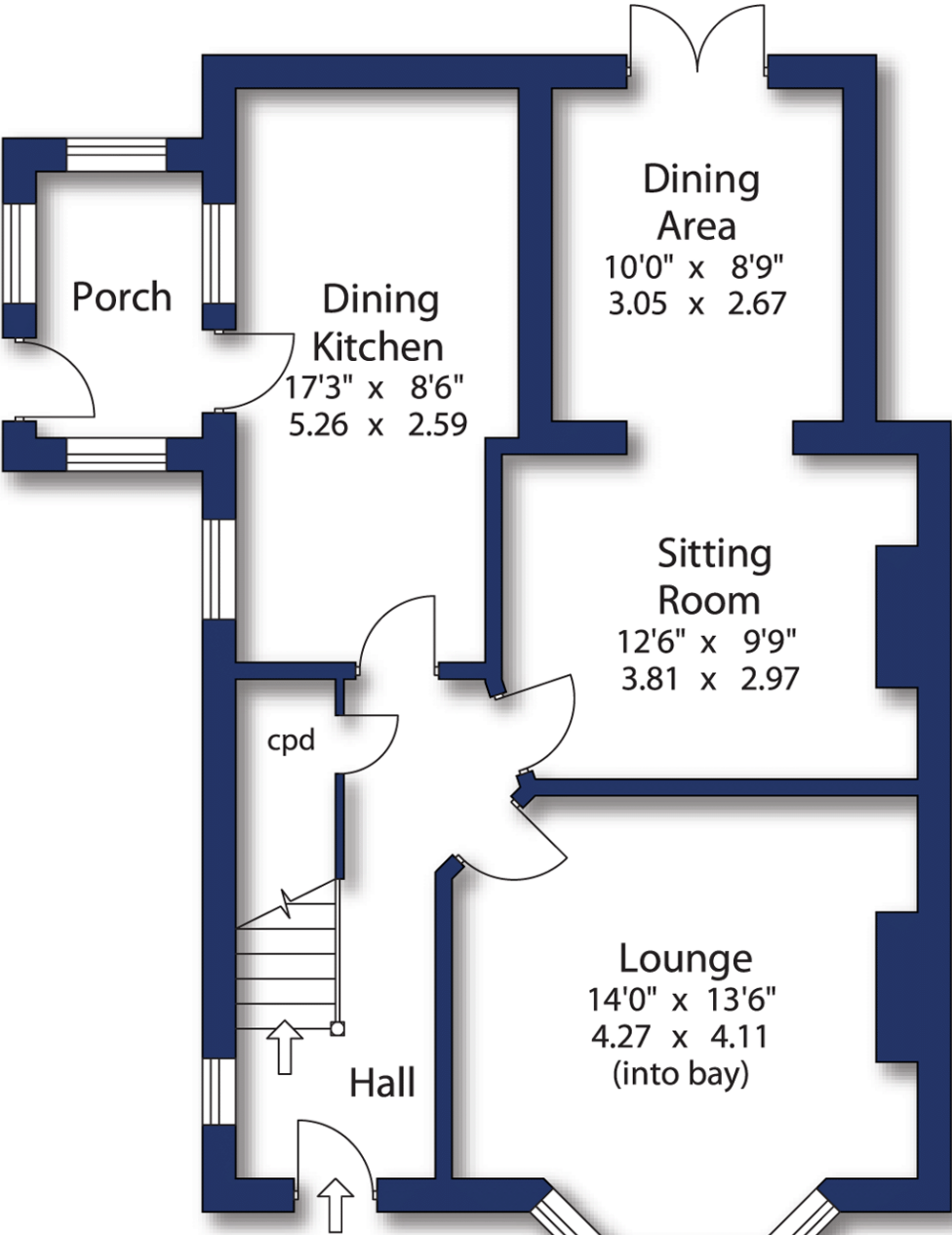




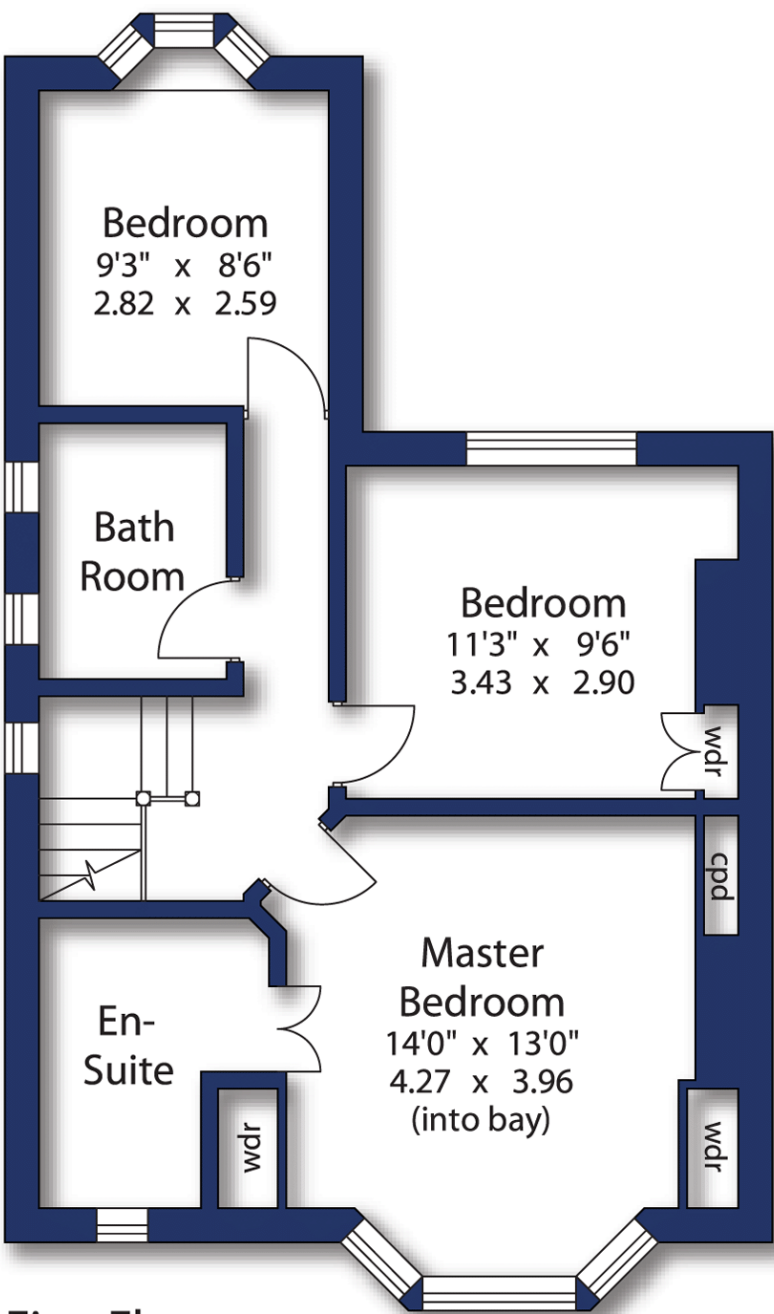




Floorplans



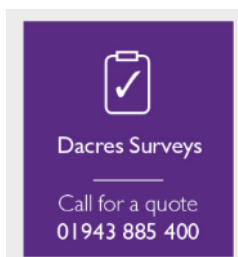
Ground Floor



First Floor



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Directions

From Dacre Son & Hartley's Bingley office proceed along Park Road, continue up the hill turning right into Villa Road, continue along Villa Road to the far end turning left into Kings grove. At the top of the hill turn left and the property where the property will be easily found on the right hand side.

What3Words

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold, main 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/collections/check-for-flooding-in-england)

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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