



6 Drake Hill Lane, Bingley, West Yorkshire, BD16 3FJ

A stunning stone built four/five-bedroom detached residence offering beautifully presented family living accommodation complemented by superior grounds and adjoining paddock, enjoying a superb semi-rural location with delightful views towards the open countryside.

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

Tel: 01274 560421

Email: bingley@dacres.co.uk

dacres.co.uk   



6 Drake Hill Lane, Bingley, BD16 3FJ

Bradford 5 miles, Skipton 14 miles, Leeds 18 miles (all distances approximate)

Guide Price: £799,000

Accommodation

- Outstanding stone built detached residence
- Four/five bedrooms
- Beautifully presented
- Flexible & versatile living accommodation
- Views towards the Aire Valley
- Large gardens extending to 0.6 Acres
- Double garage and ample parking
- Prestigious residential location

General Remarks

Delightfully situated within an idyllic setting is a beautifully presented Four/ Five-bedroom stone built detached residence offering superb family living accommodation planned over two floors. The rather deceptive nature of the property offers any would-be purchaser versatile and flexible living accommodation and will almost certainly appeal to the more discerning purchaser seeking a home of distinction. The property is presented to an exceptionally high standard throughout with quality kitchen, bathroom and en suite facilities together with UPVC sealed unit double glazing, oil fired under floor heating at ground floor level and alarm system.

The accommodation comprises reception hall, shower room with wc, spacious lounge with feature fireplace incorporating multi fuel burning stove, dining room or bedroom, dining kitchen with range of quality base and wall units granite work surfaces and integrated appliances, utility room and two bedrooms. First floor master bedroom with en suite, bedroom and quality bathroom. Indeed, an internal inspection is fully recommended to appreciate the versatility and elegance of this beautifully presented residence.



Outside the property is complemented by superior landscaped gardens with extensive lawned areas, large, paved patio, flower beds, trees and shrubs enjoying seclusion and stunning views over open countryside. Driveway with ample parking, and double garage with electric doors power and light. Further gravelled parking area and small Paddock area adjoining the plot. The property is approached by electronically controlled gates through a hamlet of similar high calibre properties.

The property is situated in a semi-rural location on the edge of Bingley in a small hamlet of exclusive homes which comprises a number of high-quality converted houses, barns and prestigious family properties. The property is approximately two miles distant from Bingley town centre which offers a range of shops, amenities, recreational areas, bars and restaurants together with more respected primary and secondary schools. The location also has excellent road and rail links to other West and North Yorkshire business centres. From Leeds there are frequent connections throughout the day to London Kings Cross, whilst an international airport is just some 10 miles distant.







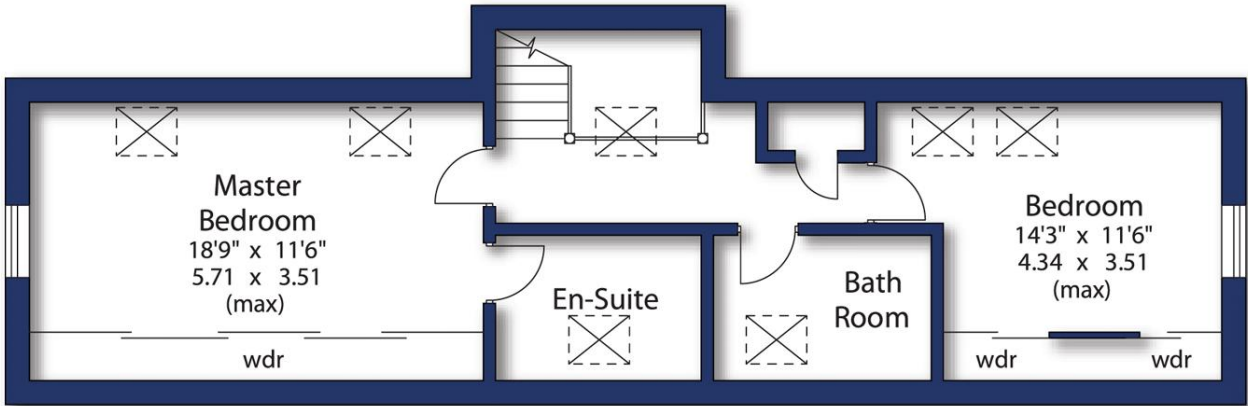




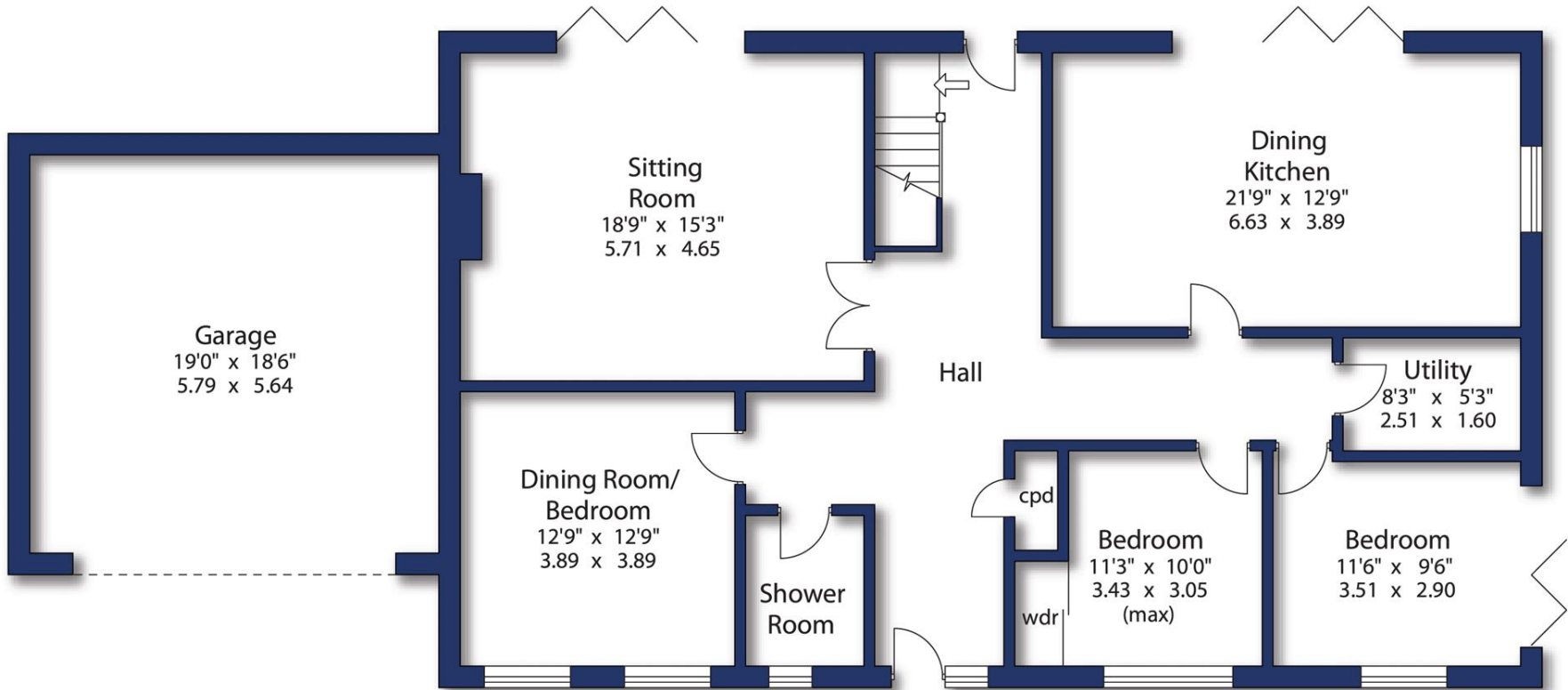




Floorplans



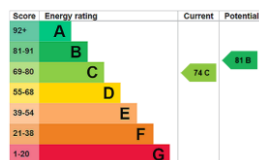
First Floor



Ground 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.



Mortgage Advice Bureau

01274 515 763

Dacres Surveys

Call for a quote
01943 885 400

Contact us

01274 560421

bingley@dacres.co.uk

Directions

From Dacre Son & Hartley Bingley office proceed along Park Road in the direction of Eldwick. Turn left onto Lady Lane and turn right onto Walsh Lane. Continue to the top of Walsh Lane turning left onto Heights Lane and almost immediately on the right-hand side through stone pillars giving access on an unmade track is Drake Hill.

What3Words

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold, Parking and garage
- 1. We have been informed by the vendor that the property is supplied by Mains Electric, private bore hole water supply and treatment plant shared between the residents at Drake Hill farm.
- 2. Septic tank for drainage. All residents will be responsible for the management of the septic tank.

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely **unlikely** from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are: - Surface Water - **Very low**, Rivers & the Sea - **Very low**, Groundwater - Flooding from groundwater is **unlikely** in this area; Reservoir - Flooding from reservoirs is **unlikely** in this area.

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 £24.00 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. Dacres Ref: BIN230160

