



4 Little Lane, East Morton, BD20 5UQ

A superb opportunity to purchase a delightful three-bedroom detached bungalow which boasts, flexible spacious living accommodation, attractive gardens, and a highly desirable East Morton setting. **NO CHAIN**

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4 Little Lane, East Morton, BD20 5UQ

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

Guide Price: £335,000

Key Features

- Fantastic detached bungalow
- Offering no-onward chain
- Highly desirable village setting
- Enjoying delightful gardens
- Offering two good-sized reception rooms
- Featuring three bedrooms
- Driveway parking & single garage

General Remarks

Set within the idyllic village of East Morton, is this delightful three-bedroom detached bungalow, which boasts spacious, flexible living accommodation and no-onward chain. Enjoying beautiful gardens, a good-sized garage and driveway parking, this much-loved long-standing family home will certainly appeal to a variety of buyers and so an early viewing is strongly recommended.

The spacious living accommodation briefly comprises of, entrance hallway with integral garage access and useful storage loft access, along with the first double bedroom. Stairs then lead down to the main ground floor accommodation which includes two further bedrooms, a modern house shower room, a separate cloakroom w/c, a generous lounge, a formal dining room, and finally a traditional fitted kitchen.



Externally the property sits within a generous garden plot. There is private driveway parking to the front which leads to the garage. To the front and both sides, attractive low maintenance gardens can be found, and then to the rear there is a delightful private lawn and patio garden, which makes for a wonderful relaxation and entertaining space.

East Morton is a prestigious village community with traditional public house, well respected primary school, recreation ground and golf course. The neighbouring town of Bingley is approximately 2 miles distance and offers its residents an array of first-class amenities which include local shops, bars and eateries, excellent primary and secondary schools and superb commuter links to the cities of Leeds and Bradford.







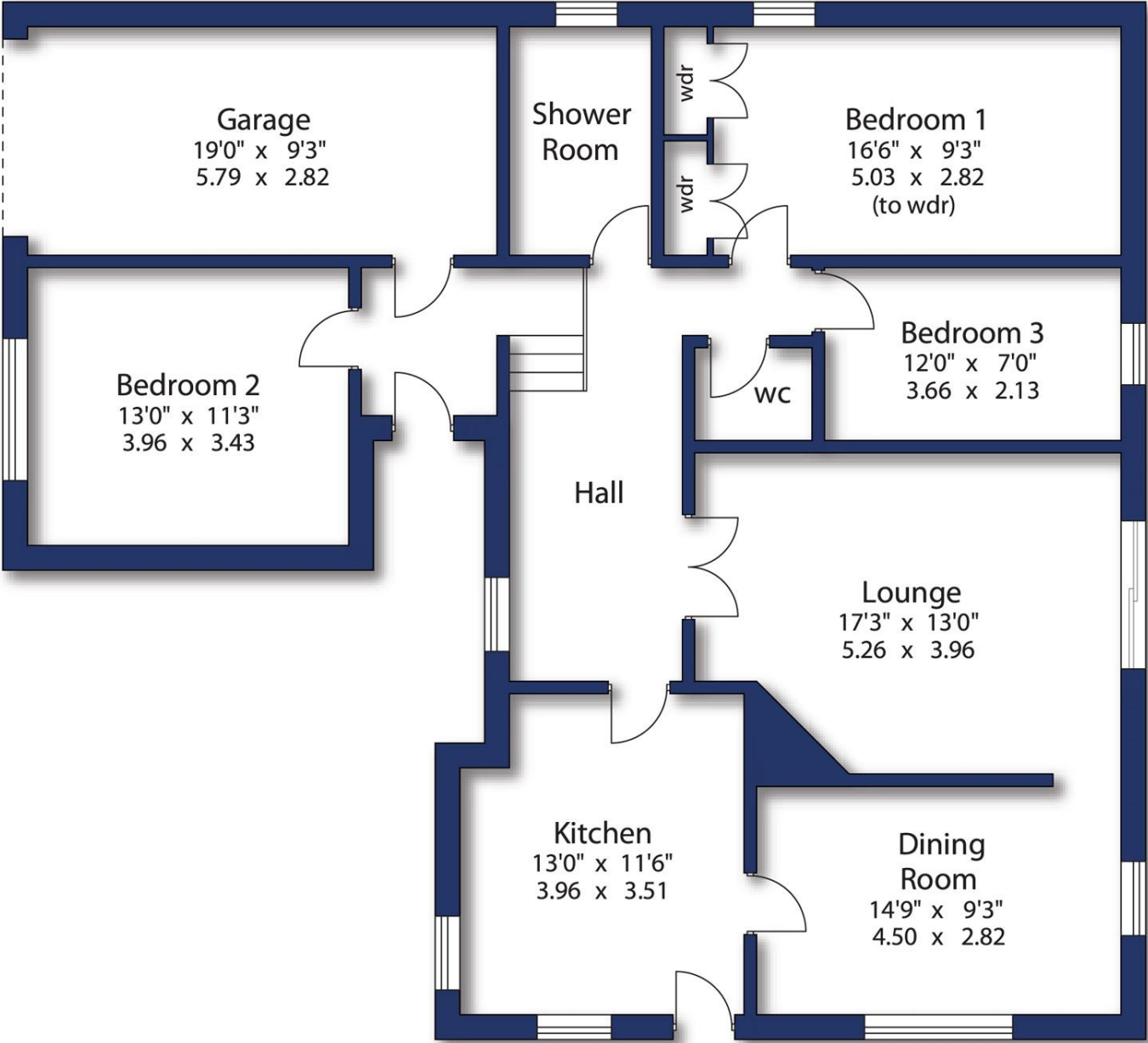






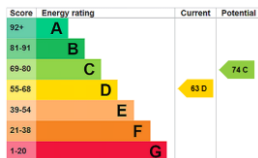


Floorplans





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Directions

From Dacre Son & Hartley's Bingley office proceed towards Keighley on the Main Street. Continue out of Bingley towards Crossflatts passing Bingley Grammar School on the left-hand side. Continue through the village of Crossflatts taking a right hand turning up Morton Lane passing Tesco Express on the left. Continue up Morton Lane over the canal bridge and at the mini roundabout take a right-hand turn onto Main Road. Continue through the village passing The Busfield Arms public house on the left-hand side and just before leaving the village immediately after the brow of the hill, the entrance to Little Lane can be found on the right hand side with the property being easily found on the left hand side.

What3Words nuzzled.rollover.dozen

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- Driveway Parking & 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://gov.uk/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 £26.10 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.

