DACRE, SON & HARTLEY
EST. 1820

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# 88 Gloucester Road, Bingley, West Yorkshire, BD16 4RW

An excellent opportunity to purchase a superbly two-bedroom semi-detached offering attractive living accommodation with conservatory at the rear, garden and garage delightfully situated within a popular residential location. NO CHAIN

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# 88 Gloucester Road, Bingley, BD16 4RW

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

## Guide Price: £187,500



## Accommodation

- Semi Detached home
- Two-Bedroom accommodation
- Superbly presented throughout
- Conservatory to the rear
- Modern kitchen and shower room
- Popular location
- Pleasant woodland backdrop
- Gardens and garage

## General Remarks

Delightfully situated within a popular residential location is a superbly presented two-bedroom semi-detached home with conservatory to the rear offering attractive living accommodation planned over two floors. The property includes gas heating and UPVC sealed unit double glazing, together with modern kitchen and shower room fittings. The property will almost certainly appeal to a wide variety of potential purchasers, and an internal inspection is fully recommended.

The accommodation comprises entrance hall, spacious Lounge open plan dining area, conservatory and kitchen First floor, two bedrooms and shower room.

Outside the property enjoys private parking and garage to the front and attractive garden to the rear with patio area and decking.

The property is located within a popular residential area which is within close proximity to Bingley town centre. Bingley 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 immediate local area as well as a train service which commutes daily to the cities of Leeds and Bradford.









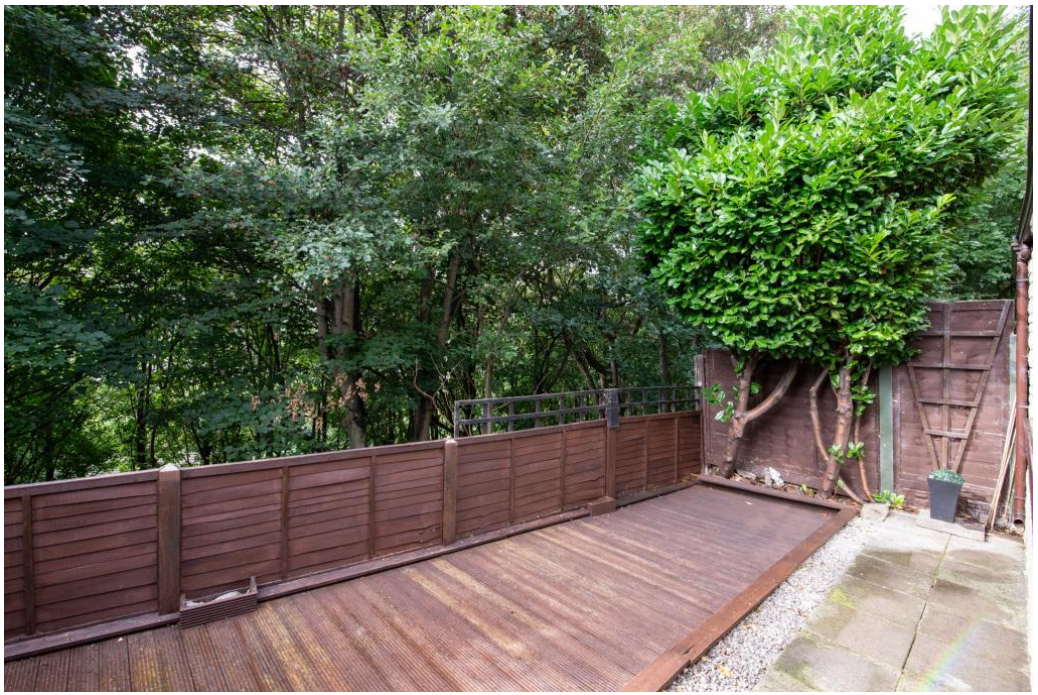




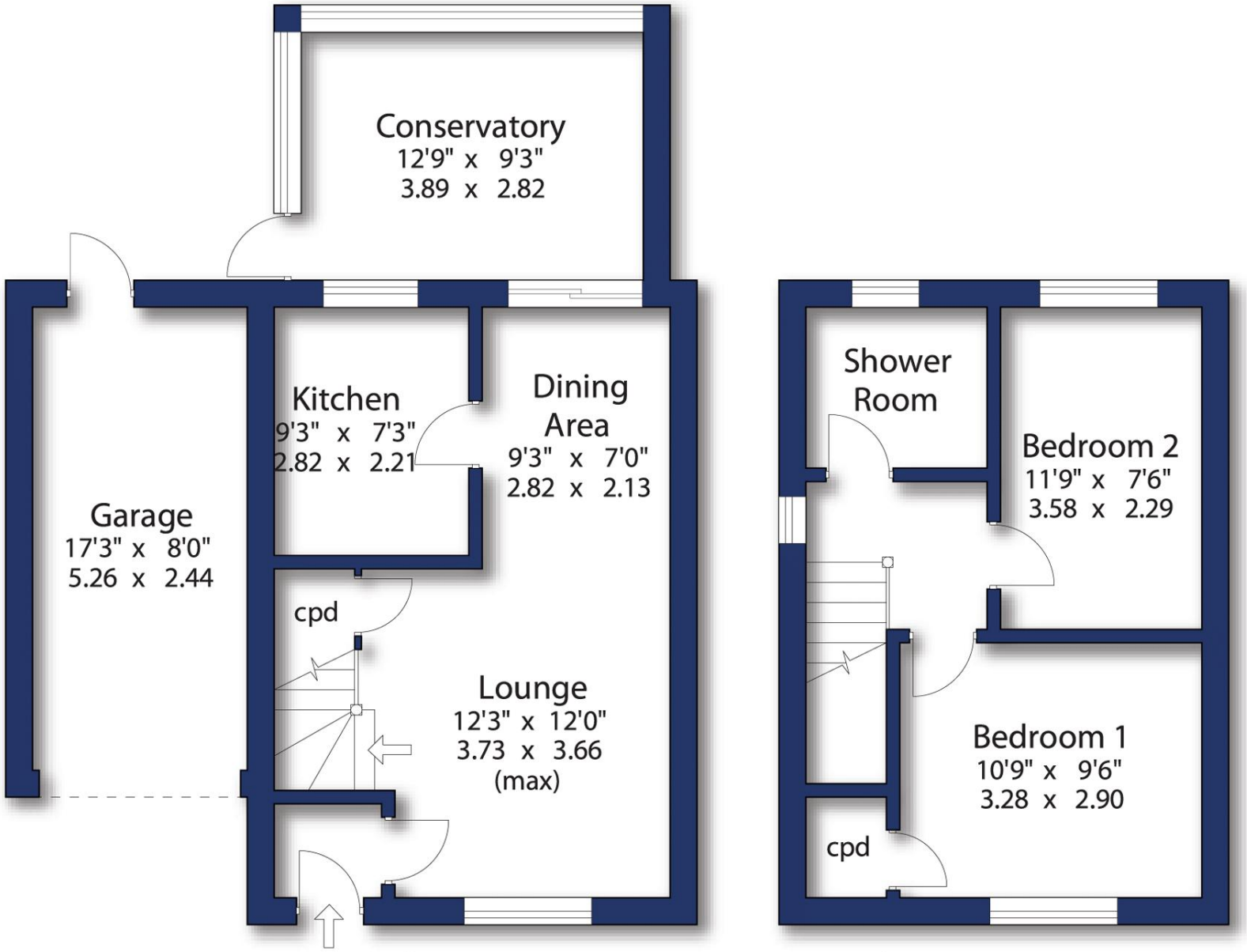








## Floorplans




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## Directions

From Dacre Son & Hartley's Bingley office proceed along Main Street in the direction of Shipley and just after the shopping precinct take a left into Ferncliffe Road and take a left at the next set of traffic lights over the Bingley relief road. At the next set of traffic lights take a right into Kingsway and proceed up into Gloucester Road and the property will be seen on the right hand side.

## Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band is currently B

## 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

## 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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