DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



34 The Orchards, Bingley, West Yorkshire, BD16 4AZ

A superb opportunity to purchase well established five bedroom stone built detached residence offering deceptively spacious family living accommodation having lovely gardens, large driveway with parking and double garage all enjoying a super outlook delightfully situated in a first-class residential location.

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34 The Orchards, Bingley, BD16 4AZ

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

Guide Price: £550,000



Accommodation

- Superb Stone built detached home
- Five bedrooms
- Attractive features
- Well-presented throughout
- Lovely gardens
- Large driveway with parking and double garage
- Beautiful aspect
- Prestigious residential location

General Remarks

Enjoying an enviable location within a much sought after residential development is a well presented five bedroom detached home offering good sized family living accommodation planned over two floors. The property offers deceptively spacious living accommodation and includes modern dining kitchen, bathroom and ensuite fittings together with gas heating, combination of wood framed and UPVC sealed unit double glazing and fitted alarm system

The property would be an ideally suited to a wide variety of potential buyer and only an internal inspection will reveal the superb nature of this fine property.

The accommodation comprises open entrance porch, reception hallway, cloaks with wc, spacious lounge, dining room open to dining kitchen, utility room, and access to double garage and store room. Staircase to main landing, Master bedroom with en suite, and walk in wardrobe, Guest bedroom with en suite, three further bedrooms, study and house bathroom.

Outside the property is complemented by beautifully presented gardens enjoying a fine aspect. The property has large driveway with parking for several cars, leading to the double garage and storeroom, flower beds, trees, and shrubs. At the rear of the property paved patio area, sitting area, lawned area, flower beds and shrubs.

The property is delightfully situated in one of Bingley's premier residential locations enjoying a fine aspect amidst other high calibre properties nearby. The location is approximately 1/2 mile distant from Bingley tow centre which offers a range of shops, amenities, bars, restaurants and well respected primary and secondary schools. The location also enjoys excellent road and rail links to many West and North Yorkshire business centres which include, Bingley, Keighley, Bradford, Skipton and Leeds.













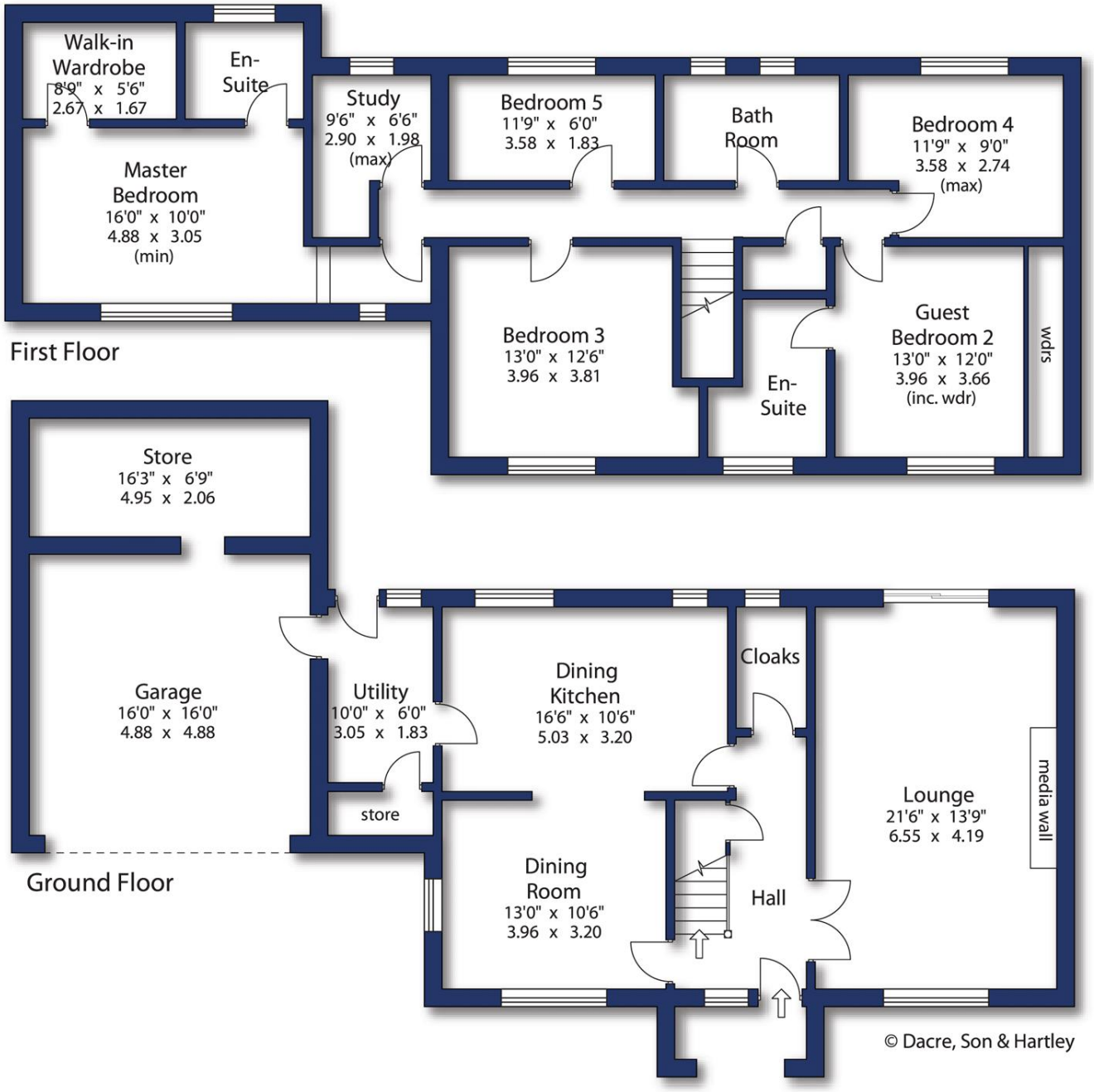








Floorplans


Walk-in Wardrobe
8'9" x 5'6"
2.67 x 1.67
En-Suite
Master Bedroom
16'0" x 10'0"
4.88 x 3.05
(min)
Study
9'6" x 6'6"
2.90 x 1.98
(max)
Bedroom 5
11'9" x 6'0"
3.58 x 1.83
Bath Room
Bedroom 4
11'9" x 9'0"
3.58 x 2.74
(max)
First Floor
Bedroom 3
13'0" x 12'6"
3.96 x 3.81
En-Suite
Guest Bedroom 2
13'0" x 12'0"
3.96 x 3.66
(inc. wdr)
wdrs
Store
16'3" x 6'9"
4.95 x 2.06
Garage
16'0" x 16'0"
4.88 x 4.88
Utility
10'0" x 6'0"
3.05 x 1.83
store
Dining Kitchen
16'6" x 10'6"
5.03 x 3.20
Cloaks
Lounge
21'6" x 13'9"
6.55 x 4.19
media wall
Dining Room
13'0" x 10'6"
3.96 x 3.20
Hall
Ground Floor
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Directions

From Dacre Son & Hartley's Bingley office proceed along Park Road continuing in the direction of Eldwick. Immediately before the Prince of Wales Park turn left into Lady Lane and after approximately 200 metres turn left into the orchards. Proceed to the head of the cul-de-sac where number 34 will be seen off the private driveway to the left hand side where the property will then be seen on the right hand side.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, mains 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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