DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



24 Southfield Road, Bingley, West Yorkshire, BD16 1EA

A superb opportunity to purchase a deceptively spacious three-bedroom middle townhouse in need of modernisation offering good sized living accommodation enjoying gardens and parking delightfully situated within a popular residential location. NO CHAIN

93 Main Street, Bingley, West Yorkshire, BD16 2JA
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Email: bingley@dacres.co.uk
dacres.co.uk

24 Southfield Road, Bingley, BD16 1EA

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

Guide Price: £229,950



Accommodation

- Middle townhouse
- Three bedrooms
- Tremendous potential
- In need of modernisation
- Attractive gardens
- Parking
- Popular location

General Remarks

Delightfully situated within a prestigious residential location is a deceptive three-bedroom middle townhouse home offering its accommodation planned over two floors. The property includes gas heating, UPVC sealed unit double glazing and although in need of modernisation would appeal to a wide variety of potential buyers. The property also offers potential for extension or conversion subject to planning permission and building regulations being obtained.

The accommodation comprises entrance hall, lounge, dining kitchen. First floor three bedrooms and bathroom. Outside the property enjoys gardens to front and rear with pleasant outlook and parking

The property is located within a highly regarded 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 restaurants, 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.













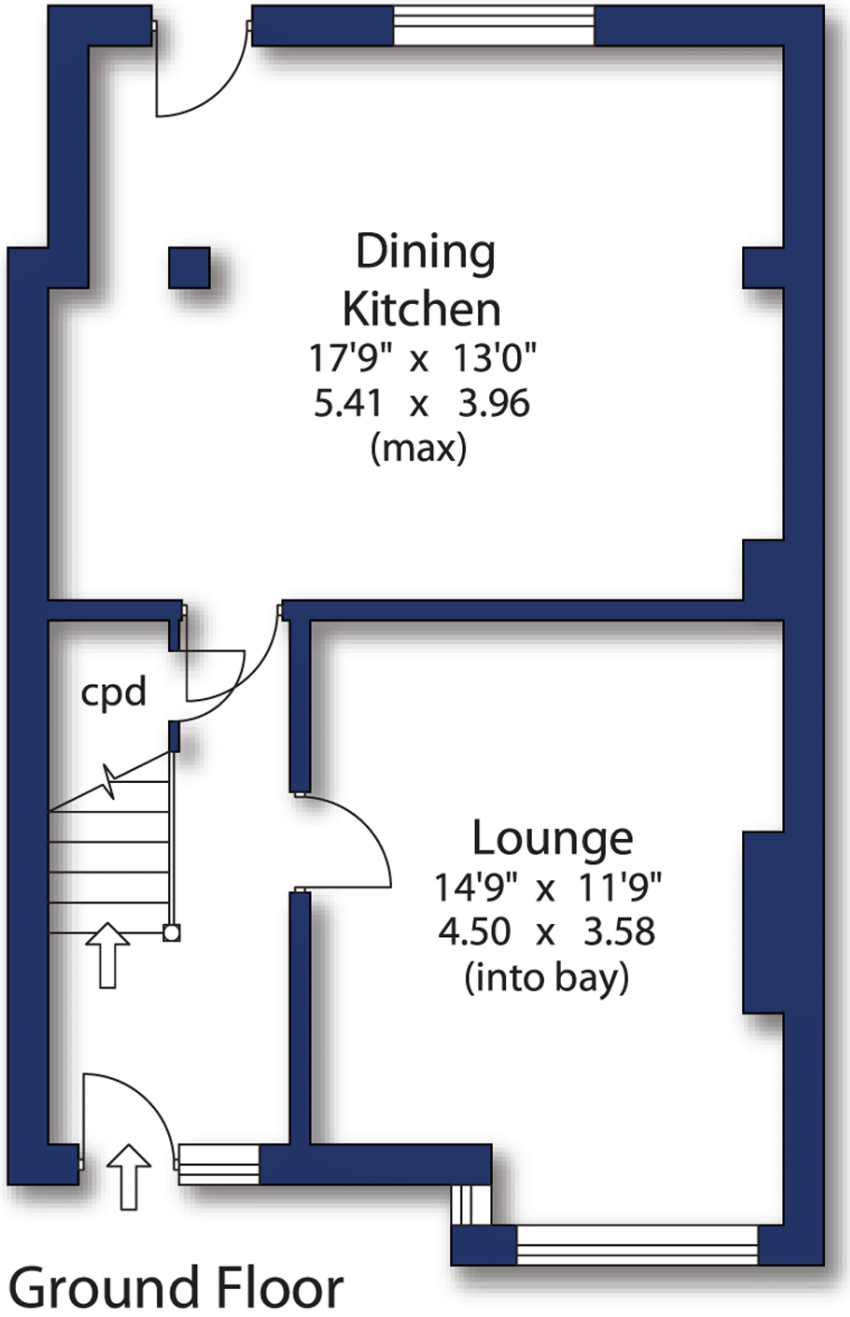


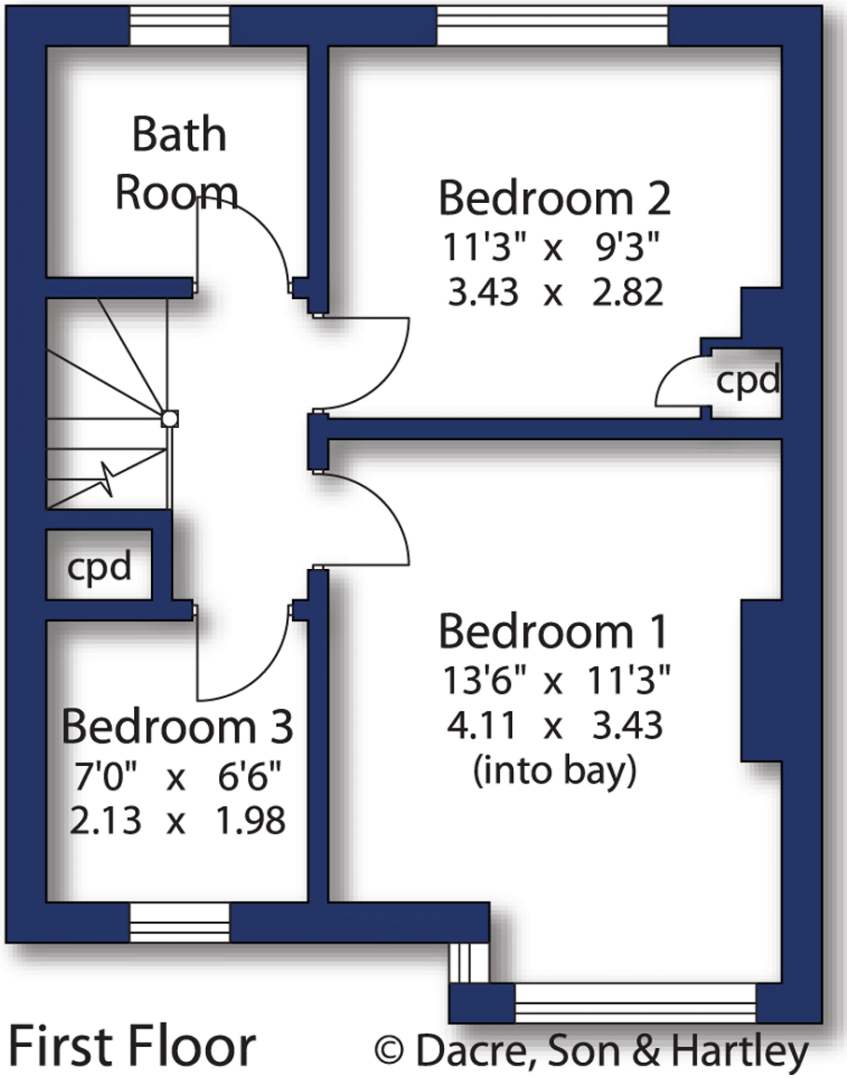






Floorplans





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Directions

From Dacre Son & Hartley office on Main Street in Bingley, proceed in the direction of Shipley through two sets of traffic lights. Continue along Bradford Road turning left onto Southfield Road whereby the property will be seen on the right hand side identified by our For Sale board.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, mains services and parking

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

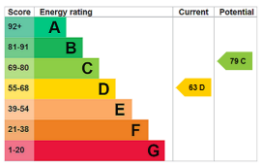
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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.

Dacres Ref: BIN260541

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.



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