DACRE, SON & HARTLEY
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35 Stepping Stones, East Morton, BD20 5UG

A beautifully presented and executive style five-bedroom stone built detached residence with orangery to the rear offering superb family living accommodation planned over three floors, enjoying a secluded setting adjacent to Morton Beck in a prime village location. NO CHAIN

93 Main Street, Bingley, West Yorkshire, BD16 2JA
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35 Stepping Stones, East Morton, BD20 5UG

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

Guide Price: £575,000



Accommodation

- Executive style detached family home
- Five double bedrooms
- Flexible and versatile living accommodation
- Modern Kitchen, bathroom and en suite facilities
- Landscaped gardens
- Idyllic woodland and beck-side location
- Private driveway & garage
- Superb village location

General Remarks

Delightfully situated within the picturesque village of East Morton is a beautifully presented and executive style five-bedroom detached residence offering spacious family living accommodation planned over three floors. The property includes gas fired heating, sealed unit double glazing together with five double bedrooms, quality kitchen, bathroom suite and ensuite facilities. The property also enjoys additional orangery at the rear enjoying a fine aspect giving access to the rear gardens. There is an attached garage and most attractive gardens with gravelled garden area to the front of the property and at the rear paved patio looking onto Morton Beck and woodland which forms a superb natural habitat for birds and wildlife whilst forming a most attractive backdrop to the property.

East Morton is a prestigious village community close to open countryside with a traditional public house, well respected primary school, recreational ground and golf course. Bingley and Keighley are approximately three miles distant and the location is considered to be within daily commuting distance of Bradford, Leeds and many other West and North Yorkshire business centres






Nana's Kitchen







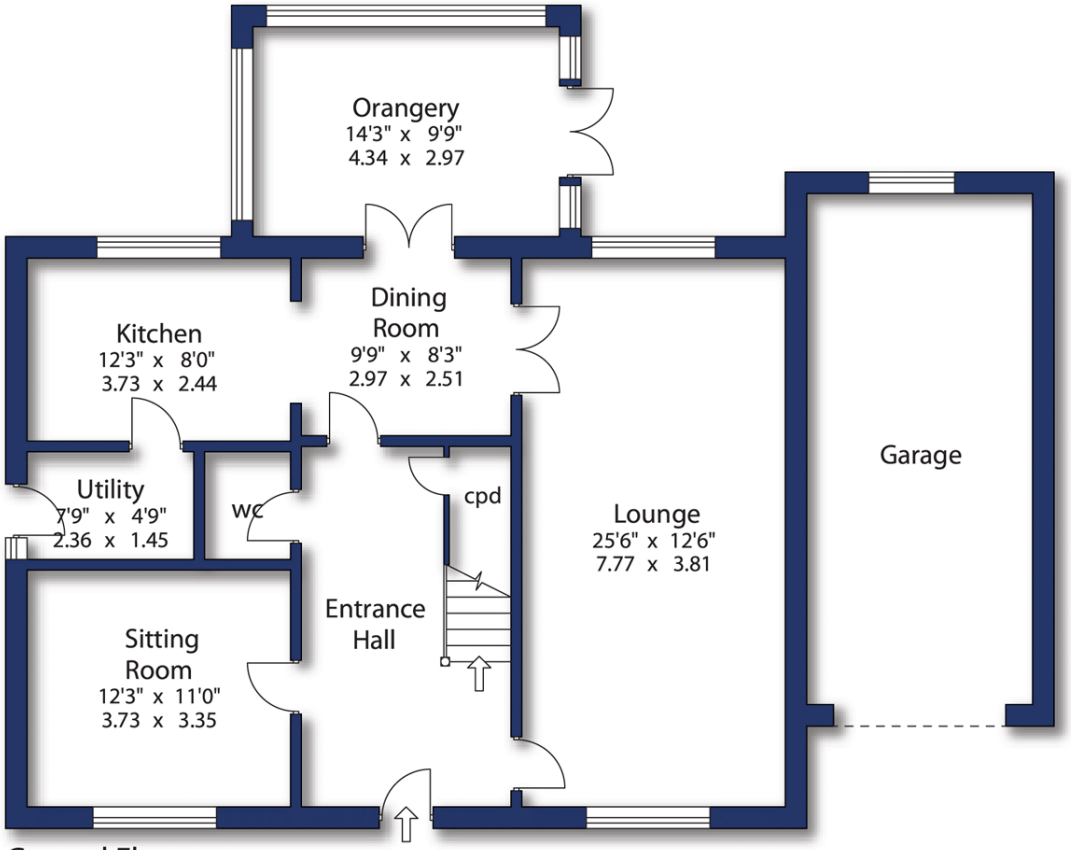




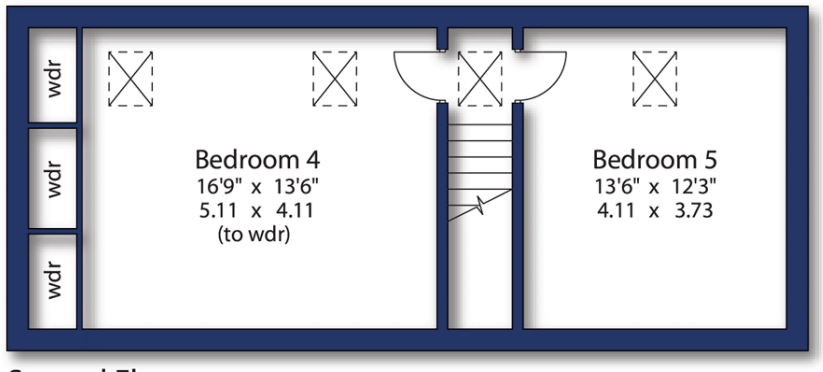




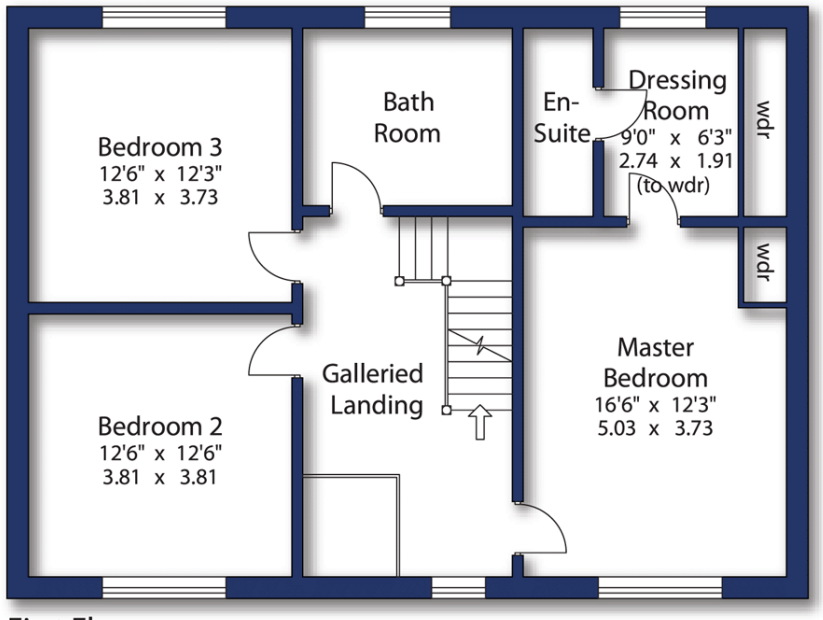
Floorplans



Ground Floor



Second Floor



First Floor

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Directions

Approaching East Morton from the Bingley and Crossflatts direction at the mini roundabout turn right towards the centre. Continue past The Busfield Arms on the left hand side, continue up the hill and round the bend and down into dip taking a right hand turn onto Stepping Stones. Continue through the archway and follow the track right to the far end where the property will be easily identified.

What3Words

Local Authority & Council Tax Band

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

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

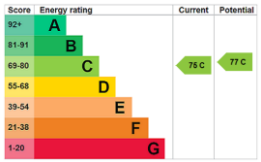
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract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

Dacres Ref: BIN260505

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