DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



16 Wilson Road, Bingley, West Yorkshire, BD16 4BS

A superbly presented and extended four-bedroom stone-built terrace property offering versatile and flexible family living accommodation planned over four floors enjoying a lovely aspect delightfully situated within a prestigious residential location.

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16 Wilson Road, Bingley, BD16 4BS

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

Guide Price: £259,500



Accommodation

- Stone built terrace home
- Four bedrooms
- Superb family home
- Modern kitchen and shower room fittings
- Well presented
- Garden to front and rear
- Prestigious residential location

General Remarks

Delightfully situated within a prestigious residential location is a superbly presented and extended four-bedroom stone-built terrace property offering attractive living accommodation planned over four floors. The property will almost certainly appeal to the more discerning purchaser seeking a superb period home which boasts character features together with the more day convenience of gas heating and UPVC sealed unit double glazing. The property includes modern kitchen and shower room, and an internal inspection is essential to appreciate the size, quality and deceptive nature of this fine home.

The accommodation briefly comprises reception hallway, lounge with bay window, dining area, kitchen with range of quality base and wall units with integrated appliances, and lower ground floor with basement area. First floor two bedrooms and quality shower room suite. To the second floor two dormer bedrooms enjoying a fine aspect.
Outside the property benefits from attractive garden to the front, and patio area to the rear with store.

The property is situated in one of Bingley's premier residential locations with many high calibre and well established homes nearby. The locality enjoys scenic countryside with Bingley town centre approximately nearby with its range of shops, amenities, bars, restaurants and well respected primary and secondary schools. The location also offers superb road and rail networks to many West and North Yorkshire business centres which include Bradford, Ilkley, Skipton and Leeds.




BEST PUBS
LOVE









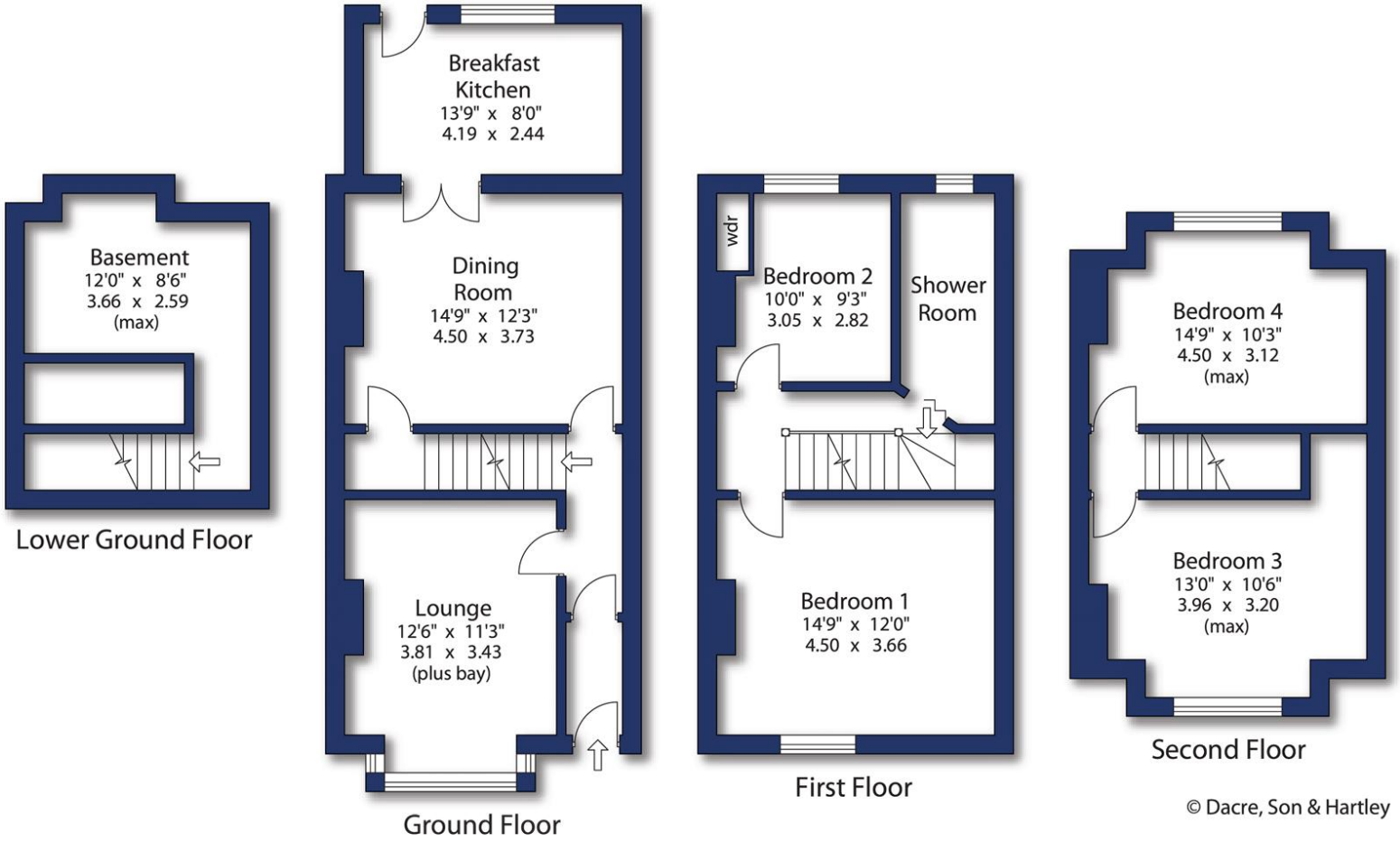

ALL MY FRIENDS
SQUID
Bright Green Field
Out Now
SPOON
aftersun







Floorplans



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Directions

From Dacre Son & Hartley's Bingley office proceed up Park Road, after a short distance turn left onto Wilson Road where the property will be found on the right hand side easily identified by our for sale board.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, main services

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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