DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



# 1 Hollinwood View, Crossflatts, Bingley, BD16 2EF

A beautifully presented two-bedroom semi-detached home offering quality living accommodation enjoying a fine outlook with gardens parking and garage delightfully situated within a popular residential location. NO CHAIN

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# 1 Hollinwood View, Crossflatts, BD16 2EF

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



## Guide Price: £235,000

## Accommodation

- Two-bedroom semi detached
- Beautifully presented
- Quality kitchen and bathroom fittings
- UPVC Sealed unit double glazing & Gas heating
- Attractive gardens
- Block paved driveway with parking
- Further driveway with parking and Garage
- Popular location
- Internal inspection recommended

## General Remarks

A superb opportunity to purchase a beautifully presented two-bedroom stone built semi-detached home offering attractive living accommodation planned over two floors. The property is in our opinion superbly presented throughout and includes quality kitchen and bathroom fittings together with UPVC sealed unit double glazing, gas heating and alarm. The property will appeal to a wide variety of potential buyers, and an internal inspection will reveal the deceptive nature of this fine home.

Outside the property is complemented by a superb plot, block paved driveway to the side with parking, attractive gardens at the rear enjoying a pleasant aspect and further driveway with access to garage with power and light

The accommodation briefly comprises entrance porch, spacious lounge with open plan dining area having doors to the rear patio, kitchen with range of quality base and wall units with integrated appliances. First floor landing with access to the boarded loft two double bedrooms and superb bathroom.

The property is delightfully situated within a popular residential location close to local shops and amenities of Crossflatts which also benefits from well respected primary school, recreational areas and excellent road and rail links to other West Yorkshire business centres which include Bradford and Leeds.








BOSCH


Hotpoint



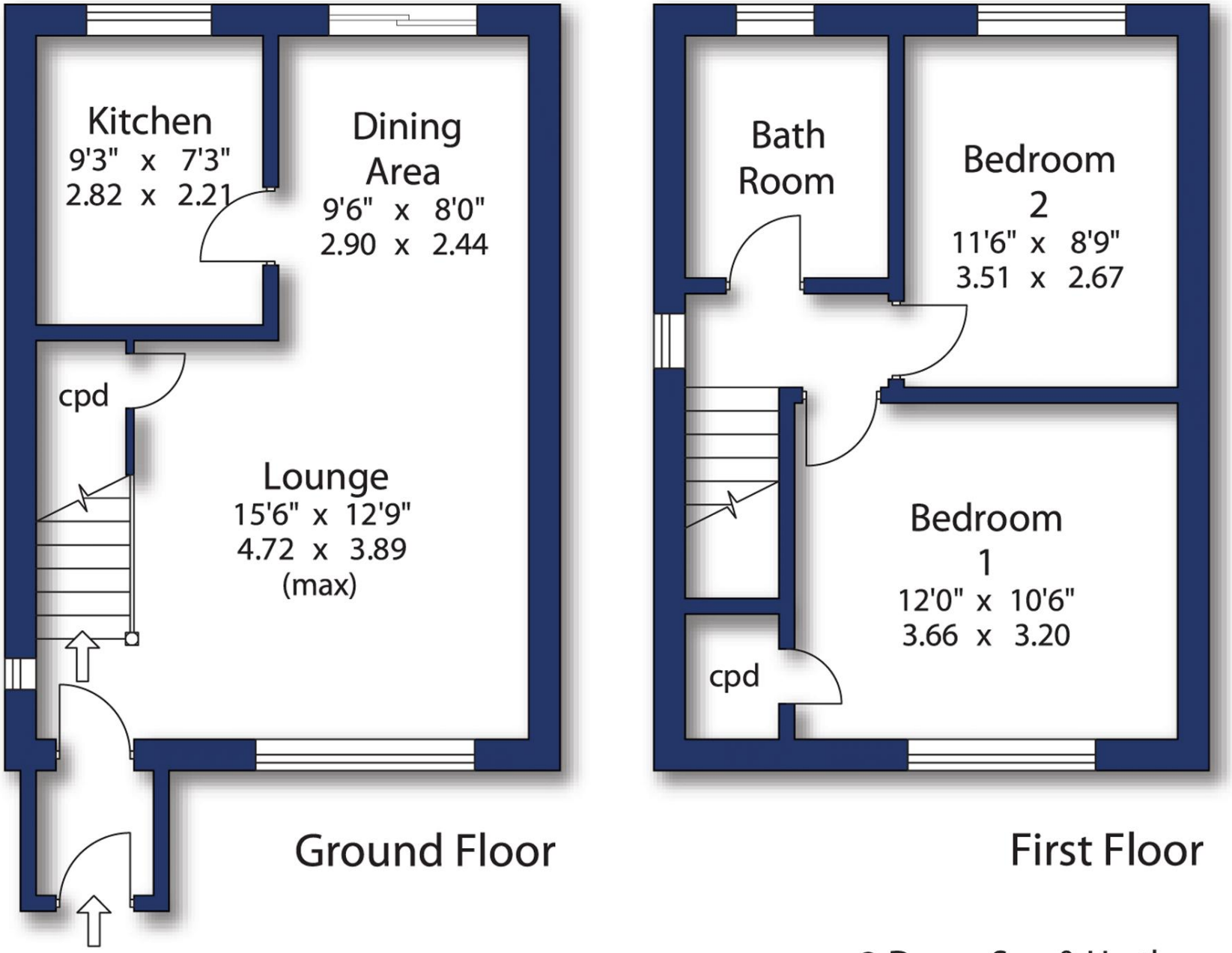








## Floorplans




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## Directions

From Dacre Son & Hartley Bingley office continue along the Main Street in the direction of Crossflatts and Keighley. Continue through Crossflatts and upon reaching the roundabout continue straight ahead, then turn immediately right into Marley View and first left into Hollinwood View then proceed up the hill where the property will be easily identified by our for sale board on the left hand side.

What3Words

## Local Authority & Council Tax Band

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

## Tenure, Services & Parking

- Freehold, Parking, 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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