



24 The Oval, Bingley, Bradford, BD16 4RQ

A beautifully presented three-bedroom end townhouse offering attractive family living accommodation, enjoying fine views to the rear, with gardens and parking, and delightfully situated within a popular residential location.

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Bradford 5 miles, Skipton 15 miles, Leeds 16 miles (all distances approximate)

Guide Price: £229,950

Accommodation

- Beautiful end townhouse
- Three bedrooms
- Master bedroom with en suite
- Quality kitchen, bathroom and en suite
- Popular location
- Gardens & parking
- Superb aspect with valley views

General Remarks

Delightfully situated within a popular and convenient residential location, this superbly presented three-bedroom end townhouse offers good-sized living accommodation arranged over two floors. The property stands in an elevated position, enjoying fine views towards the valley, and is tastefully presented throughout. The property also benefits from a quality kitchen, bathroom and en suite, together with gas central heating and uPVC double glazing. The property would, in our opinion, appeal to a wide variety of potential buyers, and an early inspection is highly recommended.

The accommodation comprises a reception hallway with downstairs WC, spacious lounge with dining area and double doors leading to the rear garden, and a dining kitchen fitted with a range of modern base and wall units with integrated appliances. To the first floor is a spacious landing, master bedroom with en suite shower room, two further bedrooms and a quality bathroom suite.



Outside, the property is complemented by attractive gardens, with a parking area to the front. To the rear are tiered gardens with a paved patio area, lawn and raised decking, while a gravelled area runs to the side of the property. All enjoy a fine aspect with superb views across the valley.

The property is located in a highly regarded residential area, close to Bingley town centre. Bingley offers its residents an array of first-class amenities, which include local shops, bars and eateries, excellent primary and secondary schools, and superb commuter links to the local area, with regular train services providing easy access to Leeds and Bradford.







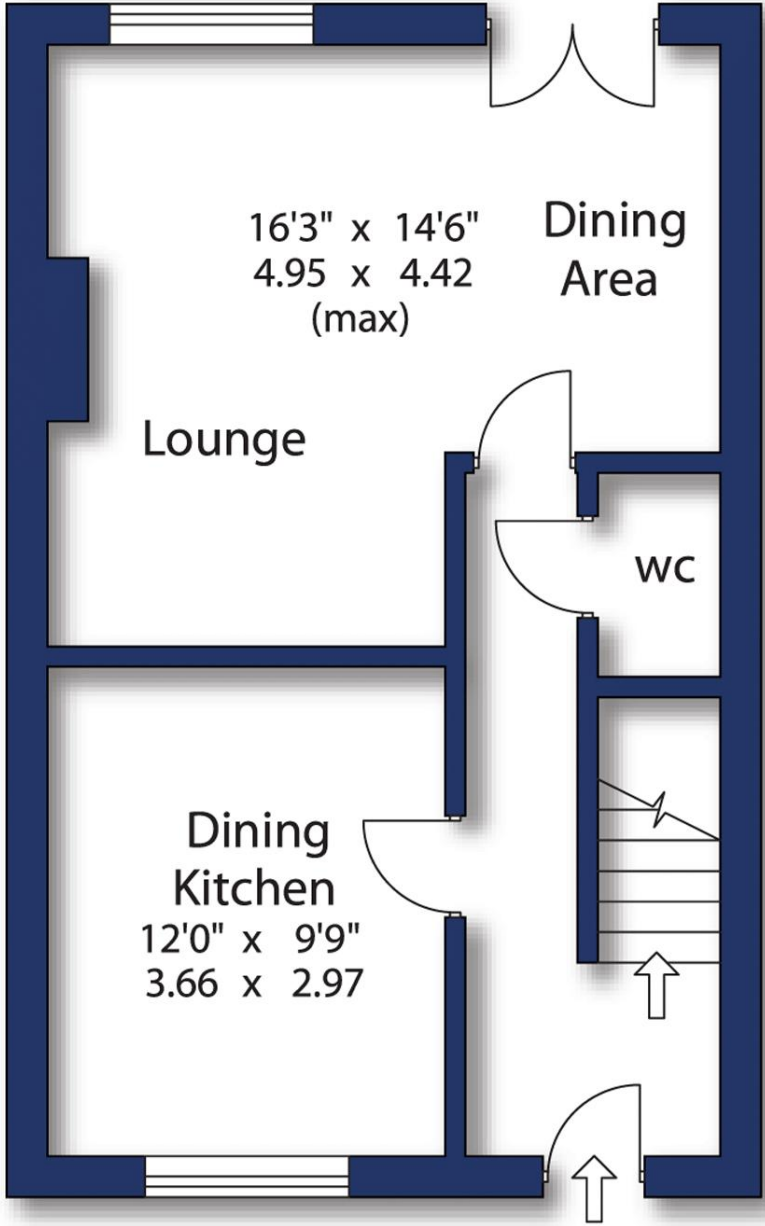




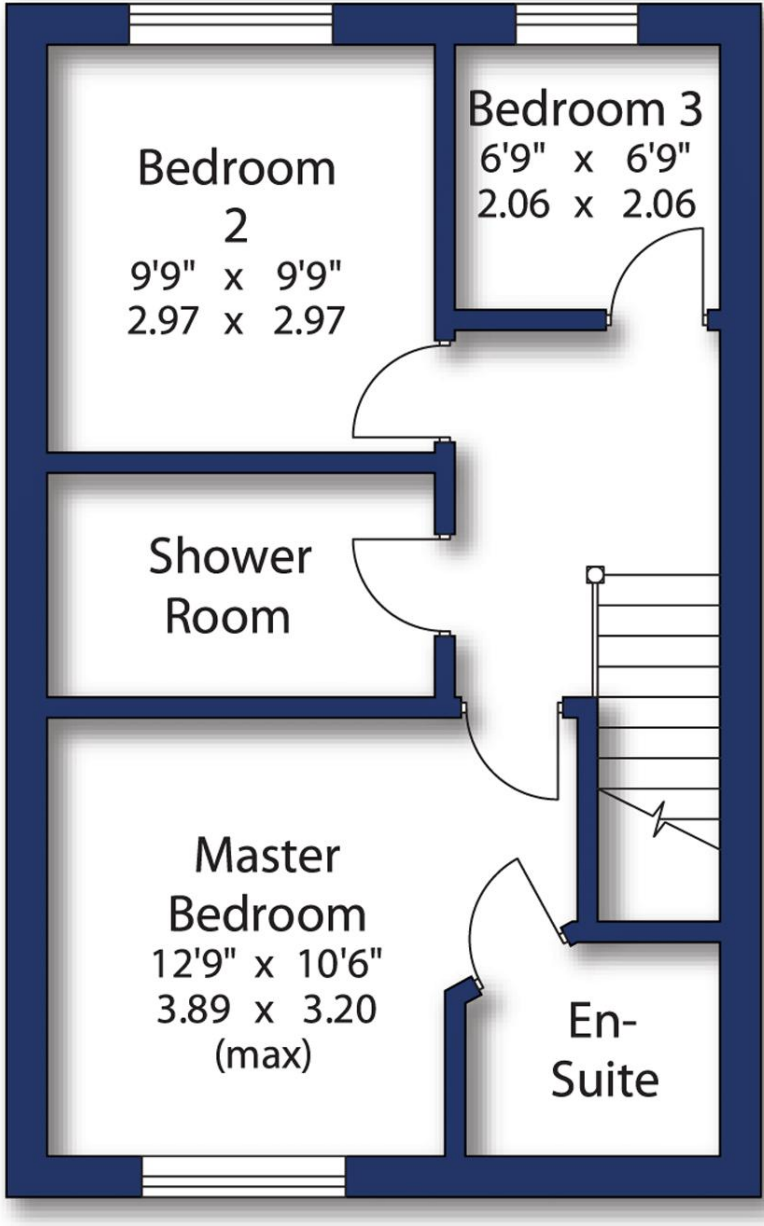




Floorplans



Ground Floor



First Floor



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.



Directions

From Dacre Son & Hartley's Bingley office proceed in the direction of Saltaire and after the shopping precinct turn left into Ferncliffe Road. Continue along Ferncliffe Road over the bypass, up Ferncliffe Road and after a short distance turn right onto Kent Road and left onto The Oval. Continue along The Oval and the property will be seen on the right hand side easily identified by our for sale board.

Local Authority & Council Tax Band

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

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](https://www.gov.uk/government/topics/floods/flood-risk-assessment)

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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