DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



16 Queens Road, Crossflatts, Bingley, BD16 2HA

A superb opportunity to purchase a well-established two-bedroom middle townhouse in need of modernisation, with gardens and parking situated within a popular residential location. NO CHAIN

93 Main Street, Bingley, West Yorkshire, BD16 2JA
Tel: 01274 560421
Email: bingley@dacres.co.uk
dacres.co.uk







16 Queens Road, Crossflatts, Bingley, BD16 2HA

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

Guide Price: £145,000

- Middle Townhouse
- Two bedrooms
- In need of modernisation
- Garden and parking
- Popular location







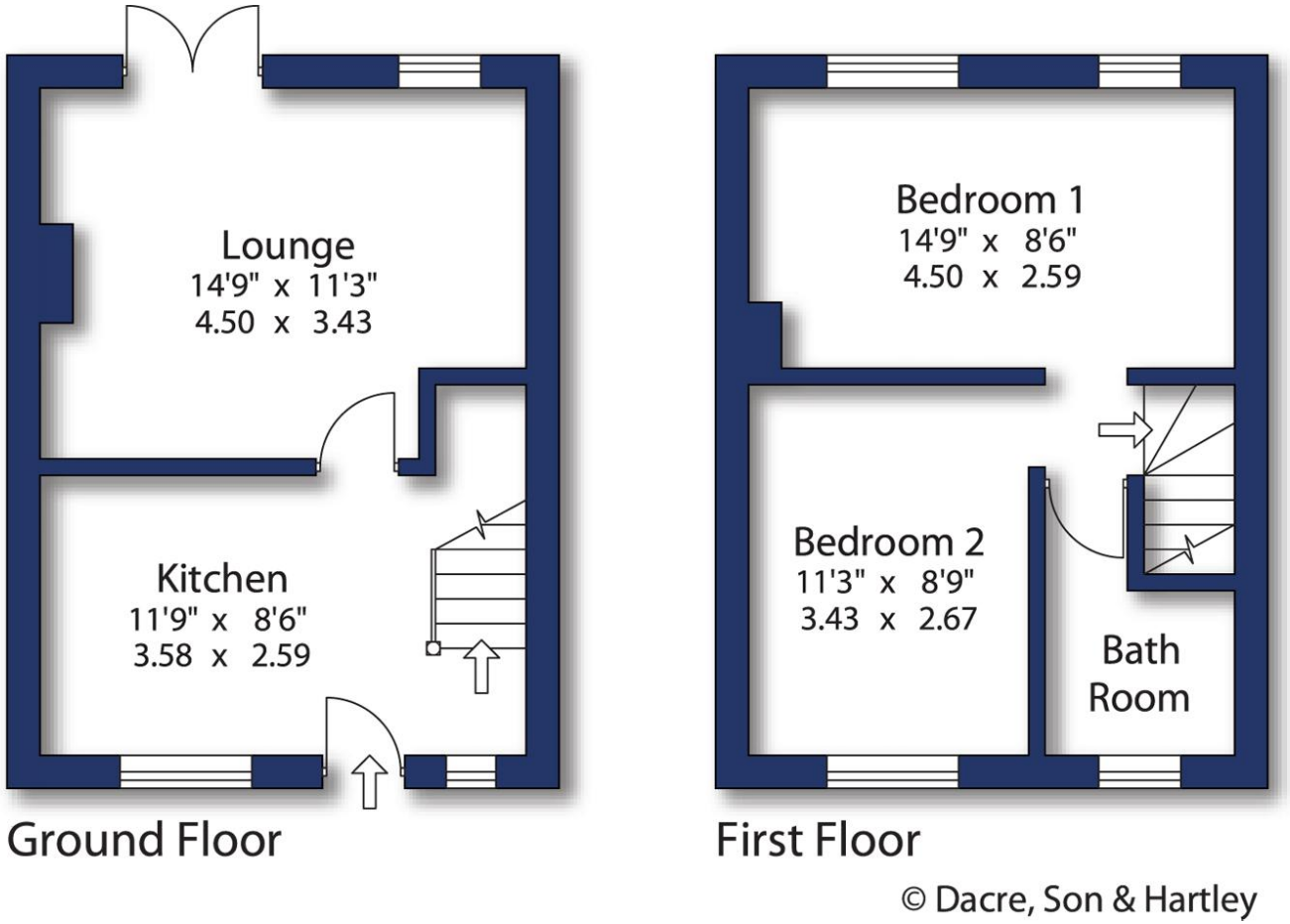
General remarks

Situated within a popular residential location is a well-established two bedroom middle townhouse offering compact living accommodation planned over two floors. The property requires modernisation and includes gas heating and UPVC double glazing.

The accommodation comprises lounge, kitchen First floor two bedrooms and bathroom. Outside the property enjoys garden to the rear and parking to front.

The property is delightfully situated within the popular village of Crossflatts. Crossflatts offers a range of shops and amenities, public houses and well respected primary and secondary schools nearby and the historic Leeds Liverpool canal. Crossflatts also benefits from excellent transport links by both road and rail to many West and North Yorkshire business centres which include Skipton, Ilkley, Bradford and Leeds.

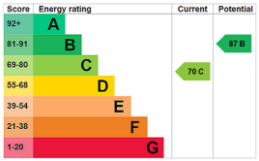
Floorplans



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

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.











Contact us

01274 560421

bingley@dacres.co.uk

Directions

From Dacre Son & Hartley's Bingley office proceed in the direction of Keighley passing Bingley Grammar School on the left hand side, a short distance further having crossed over the Bingley relief road and railway line Queens Road will be seen on the left hand side and the property will be easily identified by our for sale sign.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, Mains services, 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