



3 Pendle Road, Bingley, West Yorkshire, BD16 3NG

Delightfully situated in a prestigious residential location enjoying a fine aspect is a well-established two-bedroom detached bungalow with conservatory at the rear having attractive gardens, parking and garage. **NO CHAIN**

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2JA

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3 Pendle Road, Bingley, BD16 3NG

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

Guide Price: £299,950

Accommodation

- Detached bungalow
- Two bedrooms
- Conservatory
- Fine aspect
- Gardens and attractive plot
- Driveway & garage

General Remarks

Delightfully situated within a most prestigious residential location is a well-established two bedroom detached bungalow offering attractive living accommodation planned at ground floor level. The property includes with gas heating, uPVC double glazing together with superb conservatory at the rear with fine aspect.

The property would in our opinion be ideally suited to a wide variety of potential buyers and although the property requires some modernisation an internal inspection is indeed fully recommended.

The accommodation comprises entrance reception hall, spacious lounge with dining area, kitchen, conservatory, two bedrooms and modern shower room. Outside the property is complimented by a lovely plot with gardens to the front, side and rear with driveway, and attached garage.



The property is delightfully situated within a popular and convenient residential location. Bingley town centre is approximately 1/2 mile distant with its range of shopping facilities, bars, restaurants and well respected primary and secondary schools. The location is also considered to be within daily commuting distance of many West and North Yorkshire business centres which include Bradford and Leeds.







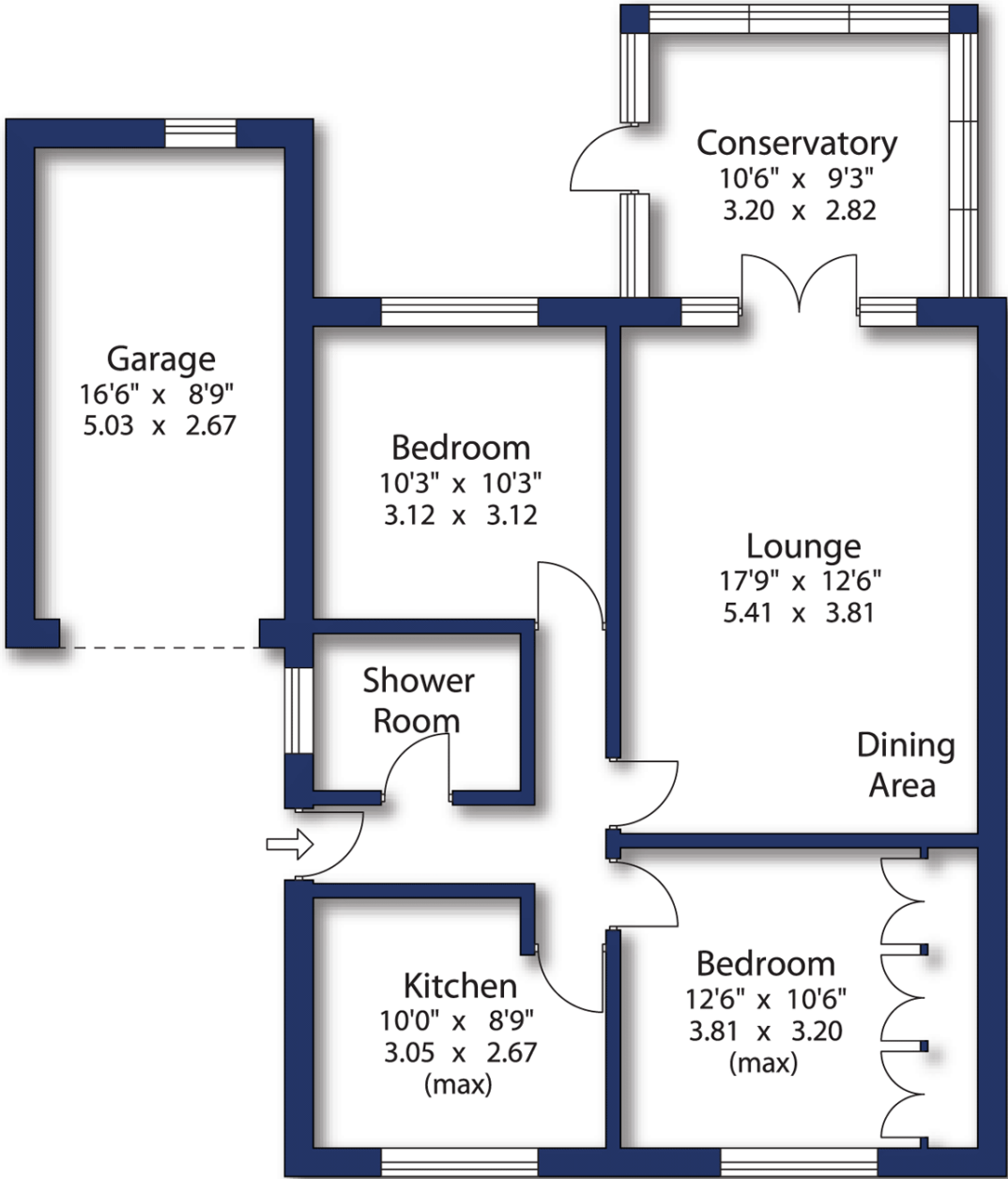






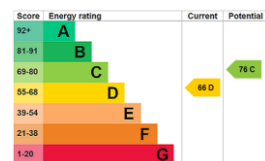


Floorplans





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.



Mortgage Advice Bureau

01274 515 763

Dacres Surveys

Call for a quote
01943 885 400

Contact us

01274 560421

bingley@dacres.co.uk

Directions

From Dacre Son & Hartleys Bingley office proceed along main Street turning left in to Ferncliffe Road. Proceed over the by pass, up the hill and as the road levels out Pendle Road will be found on the left hand side, drive along Pendle Road bearing left where the property will be found on the left hand side easily identified by our for sale sign.

What3Words duplicity.baroness.yourself

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, main 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](https://gov.uk/check-for-flooding-in-england)

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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