



2 The Square, East Morton, BD20 5TQ

A beautifully presented and rather unique one bedroom stone-built end terrace cottage offering superb living accommodation delightfully situated in an elevated position enjoying garden to the front and fine views towards the open countryside and beyond.

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2 The Square, East Morton, BD20 5TQ

Bradford 8 miles, Skipton 14 miles, Leeds 15 miles (all distances approximate)

Guide Price: £149,950

Accommodation

- Unique end terrace cottage
- Beautifully presented
- One bedroom
- Front garden area
- Lovely views
- Modern kitchen and bathroom
- Prestigious village location

General Remarks

A beautifully presented and rather unique stone built one bedroom end terrace cottage offering superb living accommodation planned over two floors. The property includes recently installed kitchen and modern bathroom together with gas heating and UPVC double glazing. The property would in our opinion be ideally suited to a wide variety of potential buyers and an internal inspection is essential to appreciate this unique home. The property is situated in an elevated position enjoying lovely views and garden to the front.

The accommodation comprises entrance hall, bedroom, modern bathroom, spiral staircase leading to the first floor. Lounge with dining area and superb kitchen. Outside the property enjoys garden area at the front with fine views towards the countryside and outside store.



The property is situated within the fashionable village of East Morton which is close to scenic countryside, local public house and golf course. Bingley town centre is approximately 2.5 miles distant with its range of shopping facilities and excellent road and rail links to other West and North Yorkshire business centres which include Bradford, Ilkley, Halifax and Leeds.







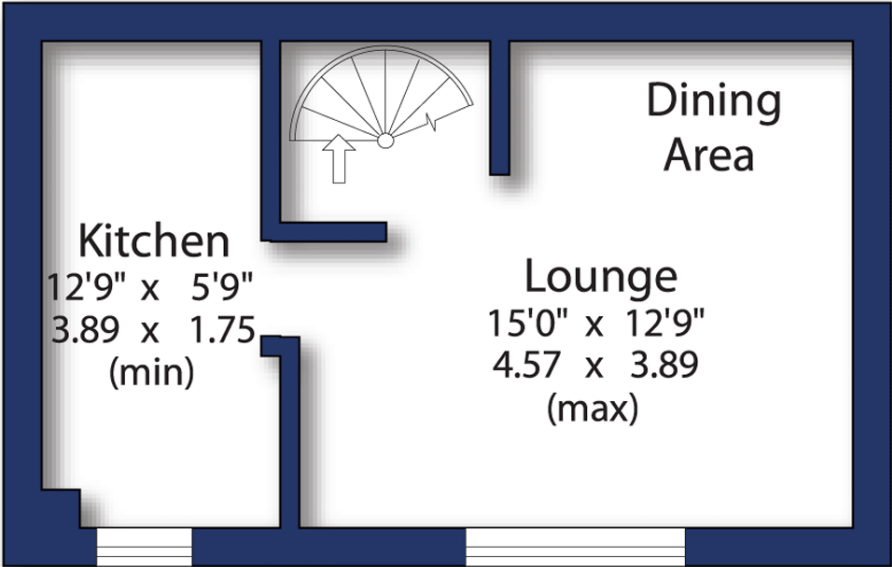




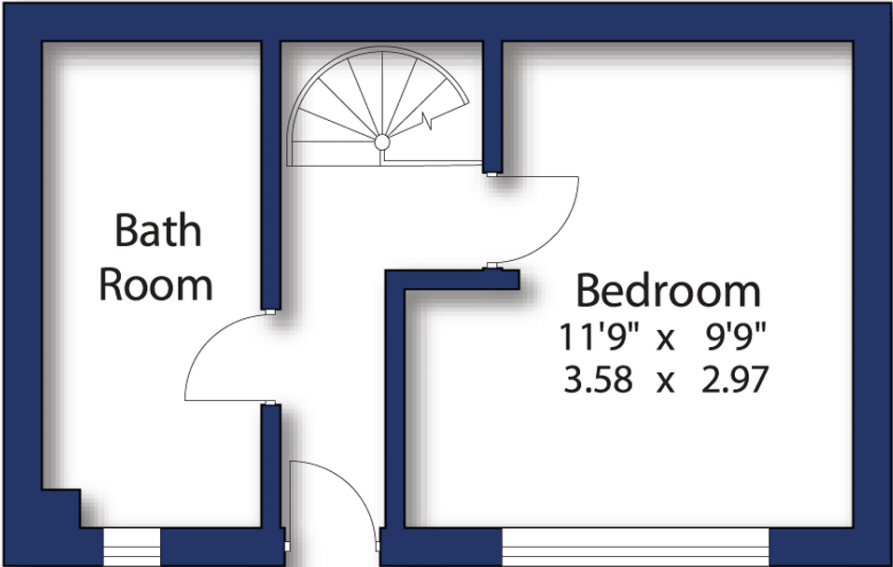




Floorplans



Ground Floor

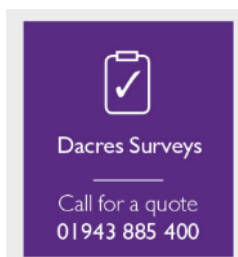


First Floor

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Directions

From Bingley proceed towards Keighley on the A650. Continue through Crossflatts then turn right into Morton Lane just before the pelican crossing and Tesco Express. Continue into the village and at the T junction turn right into the village centre, continue past the Busfield Arms and The Square will be found on the left. Number 2 can be accessed via a gateway to number 5 The square with pedestrian right off access. Also access at the rear via pathway.

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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