



Rose Cottage, Beck Road, Micklethwaite, Bingley, BD16 3JN

A superbly presented two-bedroom stone-built end period cottage offering characterful living accommodation with gardens and garage delightfully situated with a prestigious residential location. **NO CHAIN**

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Rose Cottage, Beck Road, Micklethwaite, BD16 3JN

Bradford 6 miles, Skipton 14 miles, Leeds 18 miles (all distances approximate)

Guide Price: £285,000

Accommodation

- Stone built period cottage
- Two bedrooms
- Well presented
- Character features
- Cottage gardens
- Garage and two outhouses
- Superb aspect
- Prestigious village location

General Remarks

Delightfully situated within an idyllic location in the centre of Micklethwaite village is a superbly presented two-bedroom stone built period cottage offering characterful living accommodation. The property offers any would-be purchaser versatile and flexible family living accommodation and will almost certainly appeal to the more discerning purchaser seeking a period home. The property includes character features together with gas heating, and UPVC sealed unit double glazing. Indeed, an internal inspection is fully recommended to appreciate the elegance of this fine home.

The accommodation briefly comprises entrance porch, lounge, open to dining room and kitchen. Lower ground floor with basement storeroom. To the first floor two bedrooms and modern shower room. Outside the property is complemented by attractive cottage gardens, lawn, patio, flowers beds trees and shrubs enjoying a lovely aspect. At the rear there is a garage with power and light 18' x 9' and two outhouses.



The property is situated in one of Bingley's premier residential locations amidst the hamlet of Micklethwaite which comprises a number of converted farmhouses, barns and prestigious family homes. The property is approximately one mile distant from Bingley town centre which offers a range of shops, amenities, recreational areas, bars and restaurants together with more respected primary and secondary schools. The location also has excellent road and rail links to other West and North Yorkshire business centres.







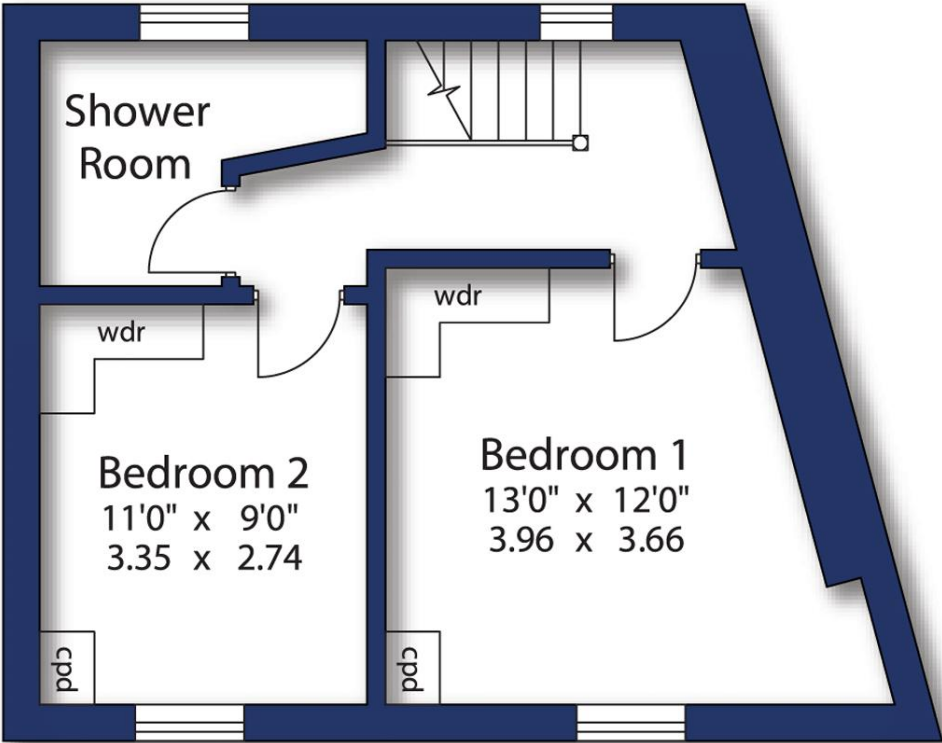
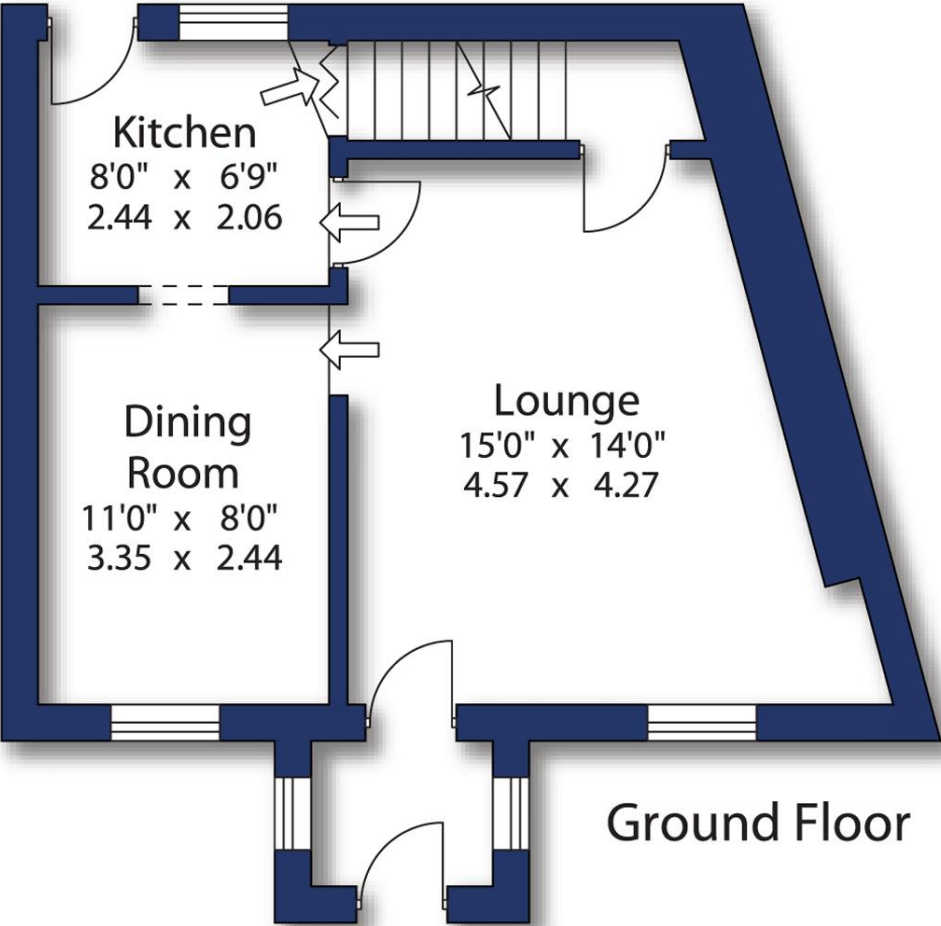








Floorplans



First Floor

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Directions

From the Dacre Son & Hartley office, proceed in the direction of Crossflatts. Take a right onto Micklethwaite Lane and proceed over the canal bridge. Continue along Micklethwaite Lane to the centre of the village and turn left onto Beck road and the property will be found on the left hand side.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, Septic Tank for drainage
- 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://www.gov.uk/government/consultations/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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