



2 Moorland Avenue, Eldwick, Bingley, BD16 3EA

An individually designed three-bedroom detached residence offering deceptively spacious family living accommodation having conservatory, lovely gardens, driveway with parking and garage all enjoying lovely views delightfully situated in a first-class residential location. **NO CHAIN**

93 Main Street, Bingley, West Yorkshire, BD16
2JA

Tel: 01274 560421

Email: bingley@dacres.co.uk

dacres.co.uk   



2 Moorland Avenue, Eldwick, Bingley, BD16 3EA

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

Guide Price: £445,000

Accommodation

- Individual detached home
- Three bedrooms
- In need of modernisation
- Attractive features
- Tremendous potential
- Fantastic mature gardens
- Large driveway with parking and garage
- Beautiful aspect with far reaching views
- Prestigious residential location

General Remarks

A rare opportunity to purchase a unique three bedroom detached former police house offering good sized family living accommodation planned over two floors. The property will almost certainly appeal to the more discerning purchaser seeking a superb home of an individual nature and elegance standing in large grounds. The deceptive property offers any would be purchaser versatile and flexible family living and the large, detached plot with tremendous potential for further extension or development subject to planning and building regulations.

The property is in need of modernisation and benefits from the modern-day convenience of Conservatory, UVC sealed unit double glazing and gas heating. The accommodation comprises Entrance Hall, lounge, dining room, conservatory, kitchen, wc with boiler area. First floor three bedrooms and bathroom. Outside the property is complemented by a superior plot with lovely gardens to the front side and rear with attractive lawned areas, trees, flower beds, shrubs and paved patio. Driveway with parking leading to garage, two greenhouses and store shed.



The property is situated in one of Bingley's premier and prestigious residential locations with many high calibre and well established properties on the perimeter of Eldwick Village. The locality is surrounded by scenic countryside with moorland and nearby beauty spot of Shipley Glen and Baildon Moor. Gilstead and Eldwick Villages has a local shop and amenities, well respected primary school, traditional public houses and recreational areas. Bingley town centre is approximately 1.5 miles distant with its range of shopping facilities, bars and restaurants and also benefits from excellent road and rail links to other West Yorkshire business centres which include Bradford and Leeds.







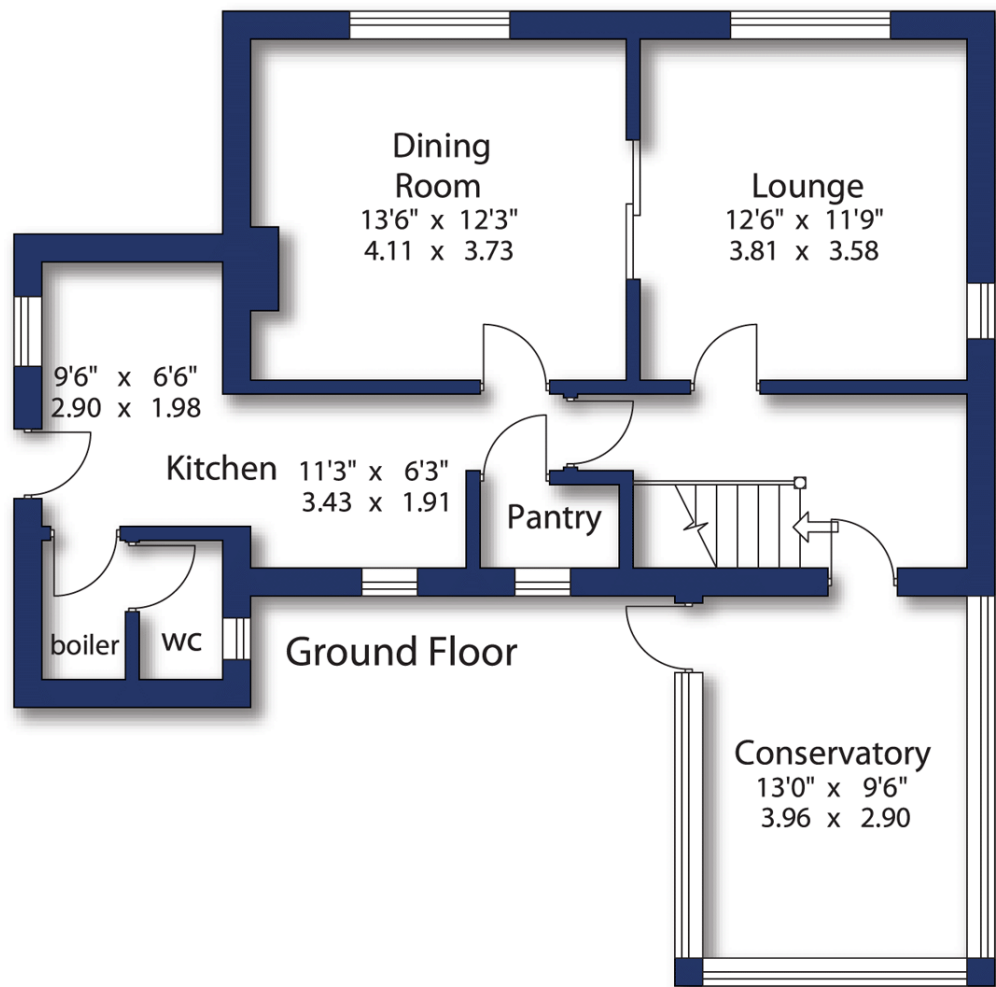
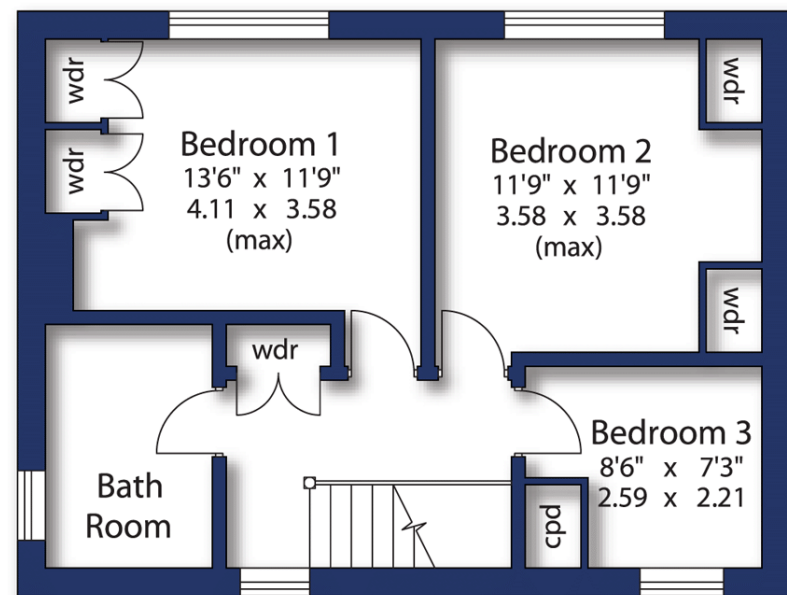








Floorplans

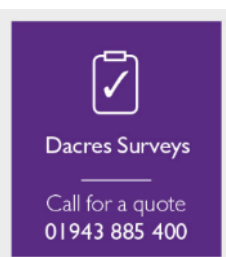


First Floor

© Dacre, Son & Hartley



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 Bingley office proceed up Park Road in the direction of Eldwick. Continue over the mini roundabout and into Otley Road and after a short distance take a left into Moorland Avenue where the property will be found on the right hand side easily identified by our for sale board.

What3Words

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](#)

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.

Dacres Ref: BIN260529

