



12 Glen View, Harden, Bingley, BD16 1JE

Delightfully situated within a prestigious residential location is a superbly presented and extended three-bedroom stone built town house offering attractive living accommodation standing in superb well maintained gardens.

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12 Glen View, Harden, Bingley, BD16 1JE

Bradford 4 miles, Skipton 13 miles, Leeds 14 miles (all distances approximate)

Guide Price: £295,000

Accommodation

- Stone built town house
- Three bedrooms
- Extended at ground floor level
- Superbly presented
- Modern dining kitchen and shower room
- Lovely gardens
- Desirable village location

General Remarks

Delightfully situated in the popular village of Harden is a superbly presented three-bedroom extended town house offering good sized family living accommodation planned over two floors. The property is in our opinion well-presented throughout, has been extended at ground floor level and includes gas heating, and UPVC sealed unit double glazing together with modern kitchen and shower room fittings. The property offers flexible and versatile living accommodation and offers will almost certainly appeal to a wide variety of potential buyers and only an internal inspection will reveal the deceptive nature of this fine home.

The accommodation briefly comprises entrance hallway, spacious lounge with gas stove, open to extended dining area, dining kitchen with range of quality fitted base and wall units. To the first floor three bedrooms and modern shower room.



Outside the property is complimented by well-presented gardens to the front. At the rear lawned garden area, flower beds and shrubs and raised paved patio area.

The property is situated in the popular village of Harden. Harden Village offers a range of shops and amenities, recreational areas, traditional public houses and a well-respected primary school. The location is also in close proximity to St. Ives Estate the local beauty spot and is conveniently situated for daily commuting to many West and North Yorkshire business centres which include Keighley, Bingley, Ilkley, Skipton, Halifax and Leeds.







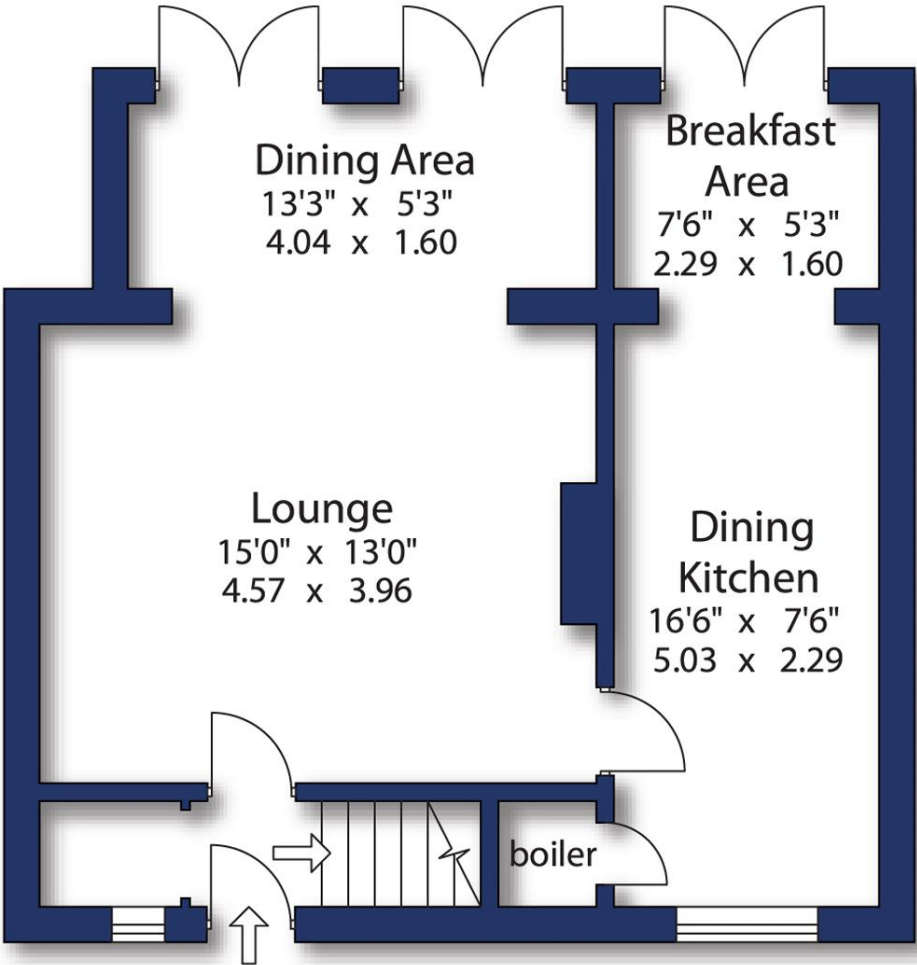




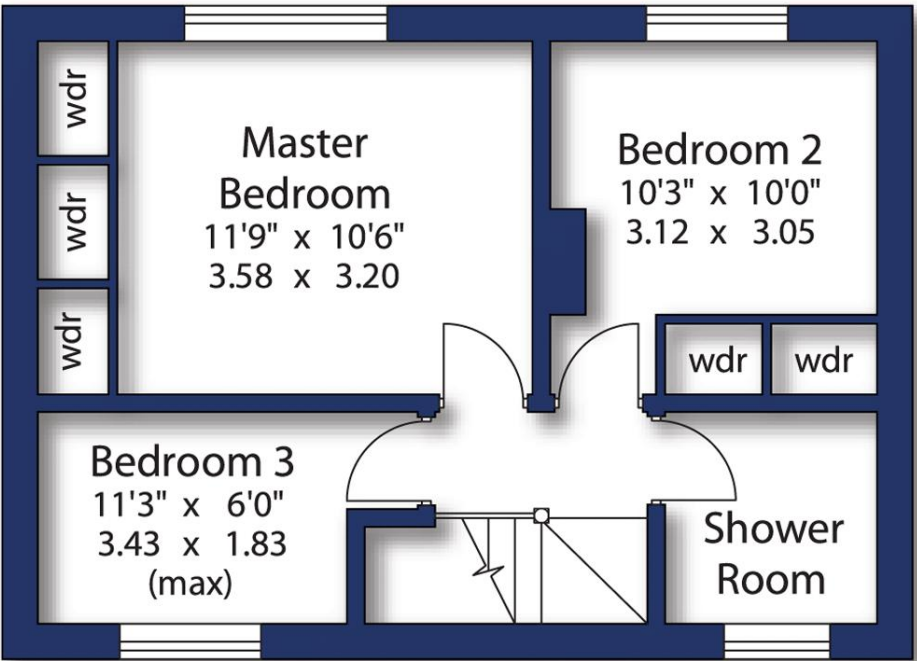




Floorplans



Ground Floor



First Floor

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Directions

Approaching Harden from the Bingley direction continue into village turning left at the mini roundabout onto Wilsden Road. Continue along Wilsden Road bearing left onto Wilsden Old Road and Glen View will be seen on the right hand side.

What3Words rocket.gourmet.catapult

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, Mains 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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