



19 Heather Court, Park Road, Bingley, West Yorkshire, BD16 4BA

Delightfully situated within an exclusive development is a spacious two bedroom first floor apartment offering good sized living accommodation with communal gardens, parking and garage. **NO CHAIN**

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19 Heather Court, Park Road, Bingley, BD16 4BA

Bradford 5 miles, Skipton 14 miles, Leeds 18 miles (all distances approximate)

Guide Price: £150,000

Accommodation

- First floor apartment
- Two bedrooms
- Spacious living accommodation
- In need of some modernisation
- Tandem Garage
- Communal gardens
- Exclusive residential location

General Remarks

Delightfully situated within a prestigious residential location is a spacious two-bedroom first floor apartment offering good sized living accommodation enjoying a fine aspect. The apartment benefits from gas heating and UPVC double glazing and would in our opinion be an ideal home. The property requires some modernisation, and an internal inspection is recommended.

The accommodation comprises Communal entrance hall via intercom system, steps leading to the first floor, entrance hall, spacious lounge with open dining area enjoying a superb outlook with balcony, Kitchen, two bedrooms and bathroom. The apartment also enjoys beautifully presented communal gardens, residents parking, ample visitor parking and tandem garage at the rear of the complex.



Heather court is situated in one of Bingley's premier residential locations off park road along with other high calibre properties nearby. Bingley town centre is within close proximity and boasts a range of shops and amenities, bars, restaurants and well respected primary and secondary schools. Bingley also enjoys excellent road and rail links to other West and North Yorkshire business centres which include Bradford, Leeds and Skipton.

We have been informed of the following information.

1. The property is leasehold for 999 years
2. Service charge is £2600 per annum
3. No ground rent charges are payable
4. Pets are subject to approval
5. No lift in the apartment block.







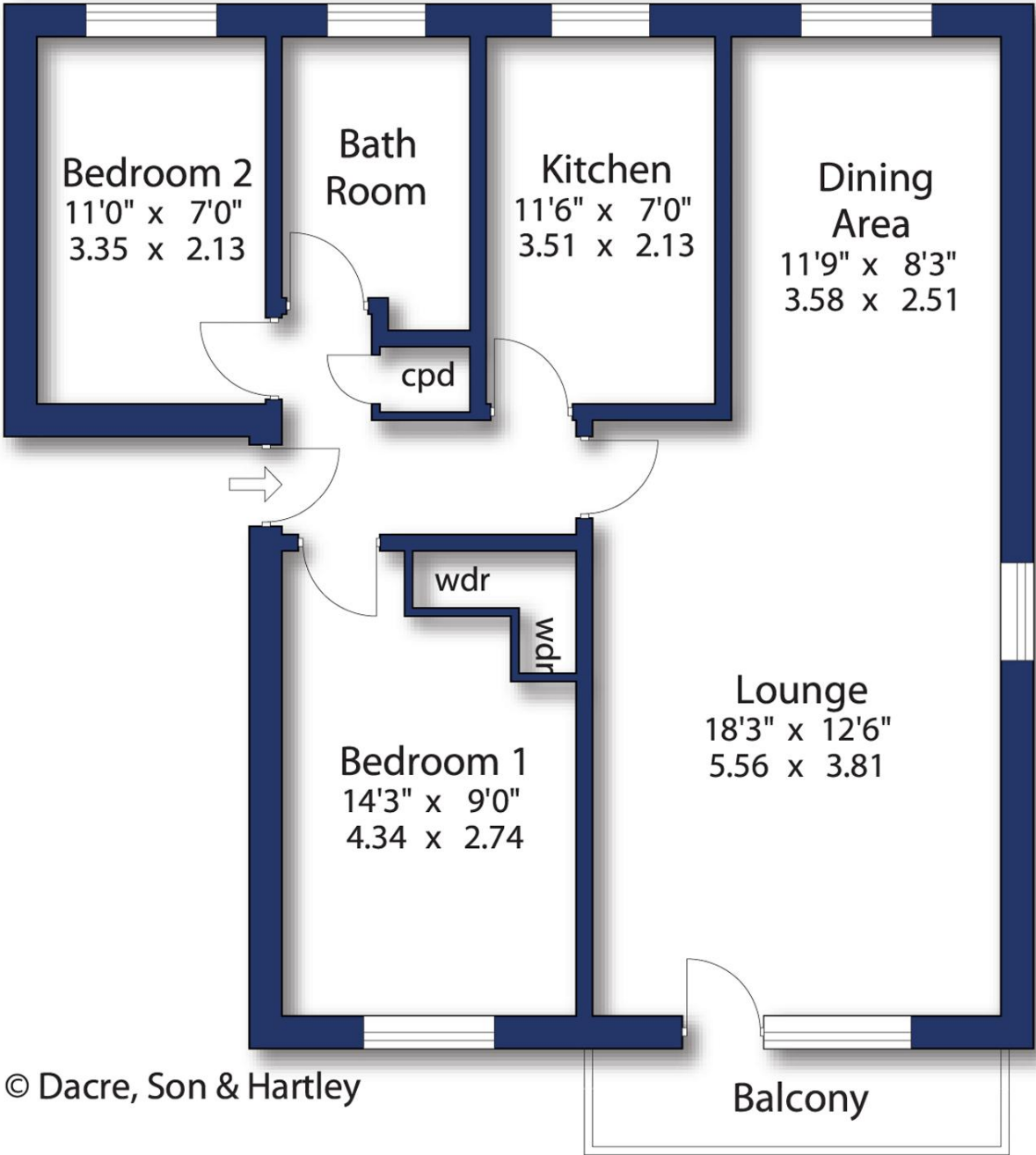






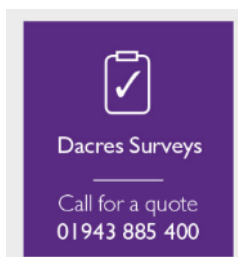


Floorplans





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.



Directions

From Dacre Son & Hartley's Bingley office proceed up Park Road in the direction of Eldwick, after approximately 3/4 mile Heather Court will be found on the left hand side identified by our for sale board.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold, mains services, parking and Tandem 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.

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