DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



3 Chelston Park, Harden, Bingley, BD16 1AF

A beautifully appointed four-bedroom stone built detached executive style home offering high quality family living accommodation standing in superbly presented gardens, parking and garage delightfully situated within a first-class residential location.

93 Main Street, Bingley, West Yorkshire, BD16 2JA
Tel: 01274 560421
Email: bingley@dacres.co.uk
dacres.co.uk

3 Chelston Park, Harden, Bingley, BD16 1AF

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

Guide Price: £525,000



Accommodation

- Detached property
- Four bedrooms, Master with en suite
- Beautifully presented
- Superb well-maintained gardens
- Lovely outlook
- Garage & parking
- Electric private gateway
- Prestigious residential location

General Remarks

Delightfully situated within a highly sought after village location is a beautifully presented four-bedroom detached home offering quality family living accommodation planned over two floors. The property is in our opinion tastefully presented throughout and includes quality kitchen, bathroom and ensuite facilities together with gas heating, uPVC double glazing and fitted alarm system. The property also enjoys a beautiful aspect from both front and rear adjoining fields and only an internal inspection will reveal the elegance of this fine home.

The property briefly comprises entrance hall, cloaks, spacious lounge, dining room, breakfast kitchen, utility room, first floor master bedroom with ensuite facilities, three bedrooms and house bathroom. The property is approached via a private electronically controlled gates, leading to private driveway, garage with power and light. Lawn garden area with shrubs, pathway to the side, attractive well-maintained gardens to the rear with lawn, paved patio, flower beds, shrubs enjoying a fine aspect.

The property is delightfully situated within a prestigious residential location. Harden is a beautiful village near the scenic area of St. Ives and the village boasts a range of shops, amenities, public houses, recreational areas, playgrounds and well-respected primary school. The location is also considered to be within daily commuting distance of many West and North Yorkshire business centres which include Bingley, Keighley, Bradford, Skipton and Halifax.













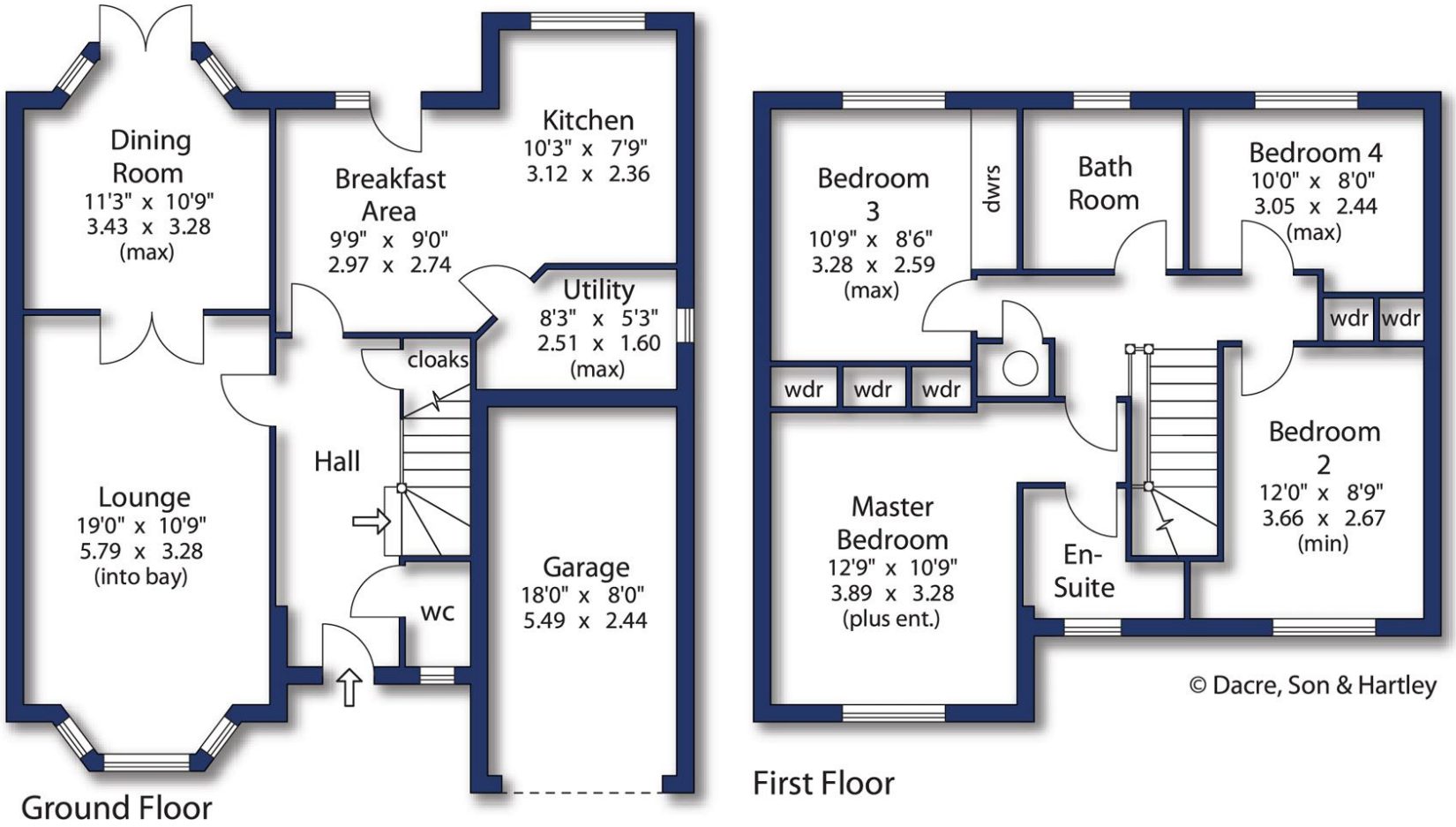








Floorplans


Dining Room
11'3" x 10'9"
3.43 x 3.28
(max)
Breakfast Area
9'9" x 9'0"
2.97 x 2.74
Kitchen
10'3" x 7'9"
3.12 x 2.36
Utility
8'3" x 5'3"
2.51 x 1.60
(max)
cloaks
Hall
Lounge
19'0" x 10'9"
5.79 x 3.28
(into bay)
wc
Garage
18'0" x 8'0"
5.49 x 2.44
Ground Floor
Bedroom 3
10'9" x 8'6"
3.28 x 2.59
(max)
dwrs
Bath Room
Bedroom 4
10'0" x 8'0"
3.05 x 2.44
(max)
wdr
wdr
wdr
wdr
wdr
Master Bedroom
12'9" x 10'9"
3.89 x 3.28
(plus ent.)
En-Suite
Bedroom 2
12'0" x 8'9"
3.66 x 2.67
(min)
© Dacre, Son & Hartley
First Floor



Directions

Approaching Harden from the Bingley direction turn first left in the village at the mini roundabout onto Wilsden Road. Continue for approximately 200 yards where Chelston park will be seen on the right hand side and the property will be accessed via electronically controlled gates.

What3Words

Local Authority & Council Tax Band

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

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.

Dacres Ref: BIN260081

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.

Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

Contact us
01274 560421
bingley@dacres.co.uk

