DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Agincourt Drive, Bingley, West Yorkshire, BD16 3JY

A beautifully presented and executive style four-bedroom detached residence offering deceptively spacious and extended family living accommodation standing in attractive well maintained gardens , driveway with parking delightfully situated within a prestigious residential location

93 Main Street, Bingley, West Yorkshire, BD16 2JA
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dacres.co.uk







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48 Agincourt Drive, Bingley, West Yorkshire, BD16 3JY

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

Guide Price: £485,000

- Executive detached property
- Four bedrooms
- Beautifully presented
- Extended at ground floor level
- Superb open plan dining kitchen and
- Quality fixtures and fittings







General remarks

Delightfully situated within a prestigious residential location is a beautifully presented four bedroom executive style detached home offering good sized family living accommodation planned over two floors. The property includes quality fixtures and fittings throughout and is in our opinion tastefully presented and will almost certainly appeal to a wide variety of potential buyers seeking a property within a first class residential location. The property benefits from modern open plan dining kitchen with family sitting area with feature wood burning stove, quality bathroom and en suite facilities together with uPVC sealed unit double glazing and gas heating.

The accommodation comprises reception hall way, cloaks, study or office , superb open plan dining kitchen with extended family area having a range of quality fitted base and wall unites, integrated appliances and central work island and utility room. To the first floor master bedroom with ensuite shower room, three further double bedrooms and house bathroom. The property also enjoys an elevated position enjoying fine views towards the aire valley and beyond. Outside the property is complemented by a superb plot with attractive gardens to front with drivway and parking. Astro turf style garden area to the rear with patio area..

The property is delightfully situated in a an elevated position enjoying a fine aspect on a modern development of similar executive style homes within a popular residential location. Gilstead and Eldwick offer a range of shops and amenities, recreational areas, public houses and well respected primary school. The location is also close to scenic countryside and the nearby beauty spot of Shipley Glen. Bingley town centre is approximately 1.5 miles distant with its range of shopping facilities, bars, restaurants and well respected primary and schools and also well served by excellent road and rail links to other West and North Yorkshire business centres which include Skipton, Ilkley, Bradford and Leeds.

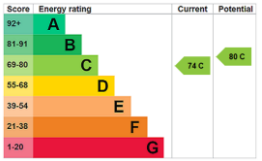
Floorplans



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

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.











Contact us

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Directions

From Dacre Son & Hartley's Bingley office proceed along Main Street turning left immediately after the shopping centre into Ferncliffe road . Continue up Ferncliffe road which leads into Gilstead Lane. At the mini roundabout turn left into Agincourt , continue along the road and the property will be seen on the right hand side.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler
- Driveway

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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