DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



14 Long Lane, Harden, Bingley, BD16 1HP

A superb opportunity to purchase a well-established two-bedroom end townhouse offering attractive living accommodation with gardens and parking delightfully situated within a popular residential location.

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

14 Long Lane, Harden, Bingley, BD16 1HP

Bradford 6 miles, Skipton 15 miles, Leeds 16 miles (all distances approximate)

Guide Price: £189,950



Accommodation

- End Town house
- Two bedrooms
- Well-presented throughout
- Attractive gardens
- Parking
- Superb village amenities
- Popular residential location

General Remarks

Delightfully situated within the popular village of Harden is a well-established two-bedroom end townhouse offering attractive living accommodation planned over two floors. The property includes gas heating and UPVC sealed unit double glazing together with attractive fixtures and fittings. The property also benefits from gardens and parking and would almost certainly appeal to a wide variety of potential purchasers, and an internal inspection is indeed fully recommended to appreciate this attractive home.

The accommodation briefly comprises entrance porch, lounge, dining area, kitchen, first floor two bedrooms and bathroom. Outside the property is complemented by parking and lovely gardens.

The property is situated near to the centre of Harden Village. Harden is a beautiful village near the scenic area of St. Ives and the village boasts a range of shops and amenities, recreational areas and well-respected primary schools. Bingley town centre provides excellent road and rail links to other West and North Yorkshire business centres, and the location is considered to be within daily commuting distance of many West and North Yorkshire towns and cities which include Bingley, Keighley, Bradford, Halifax and Leeds.






LATTE
Cafe
LIEBHERR
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BOSCH







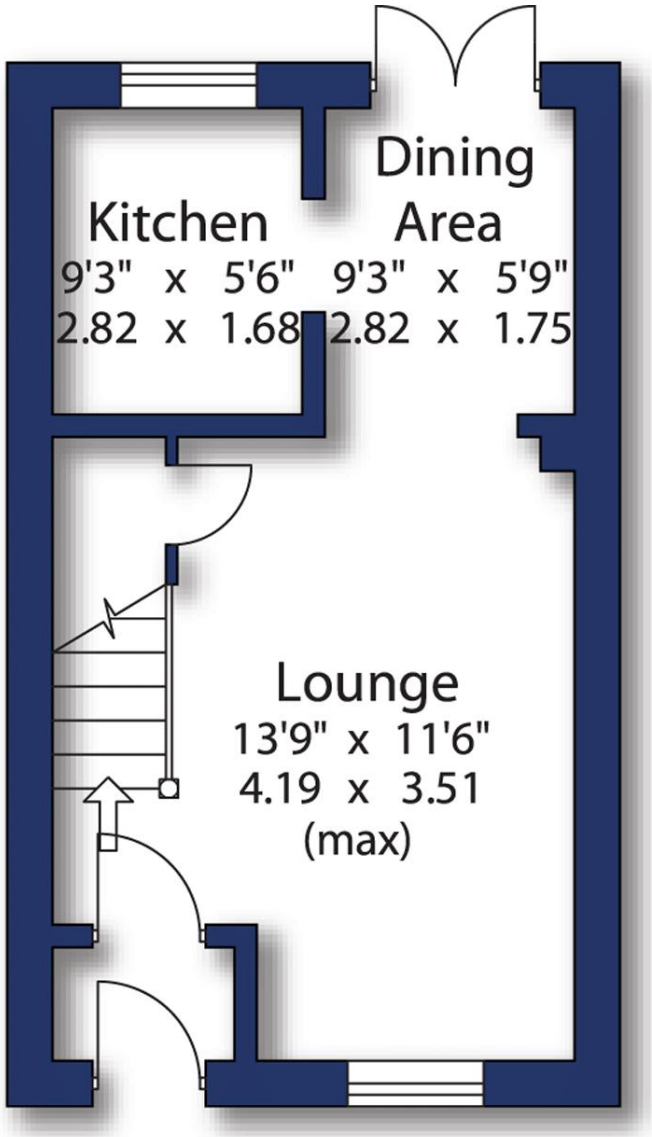




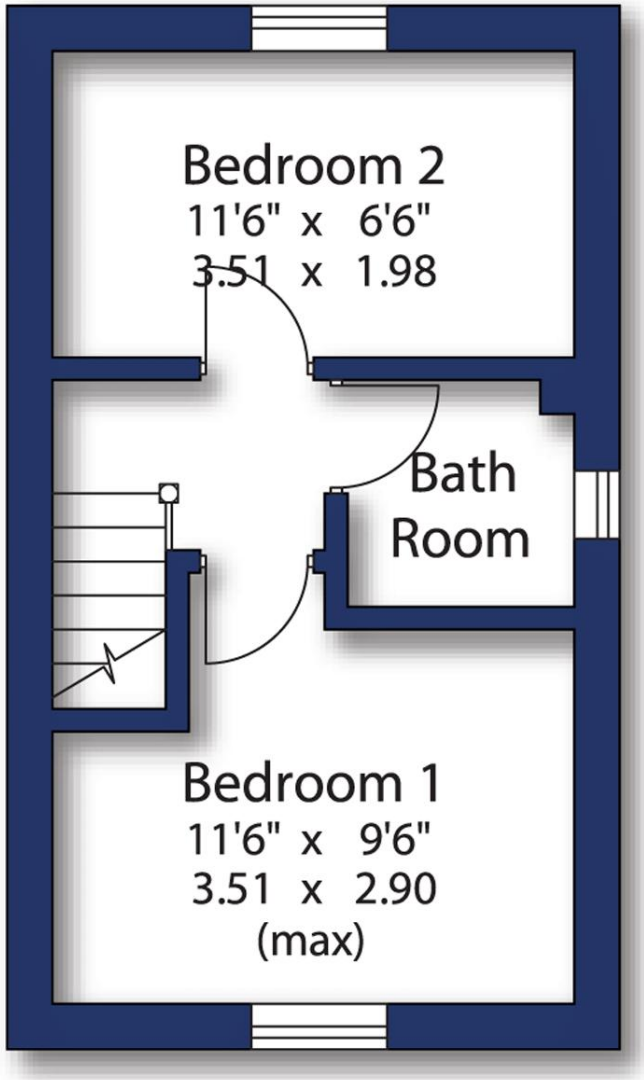




Floorplans



Ground Floor



First Floor

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Dacres Surveys
Call for a quote
01943 885 400

Contact us
01274 560421
bingley@dacres.co.uk

Directions

Approaching Harden from the Bingley direction on reaching the mini roundabout proceed straight ahead. Continue up Long Lane and the property will be seen 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 B

Tenure, Services & Parking

- Freehold, main services, parking

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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