DACRE, SON & HARTLEY
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12 Priory Close, Bingley, West Yorkshire, BD16 4HU

A superb opportunity to purchase a well established three bedroom semi detached family home occupying an attractive corner plot with lovely gardens, driveway and garage delightfully situated within a cul-de-sac location convenient for Bingley town centre.

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







12 Priory Close, Bingley, BD16 4HU

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

Guide Price: £275,000

- Semi detached home
- Three bedrooms
- Well established home
- In need of some modernisation
- Superb corner plot with large gardens to rear
- Gardens ,Driveway and garage







General remarks

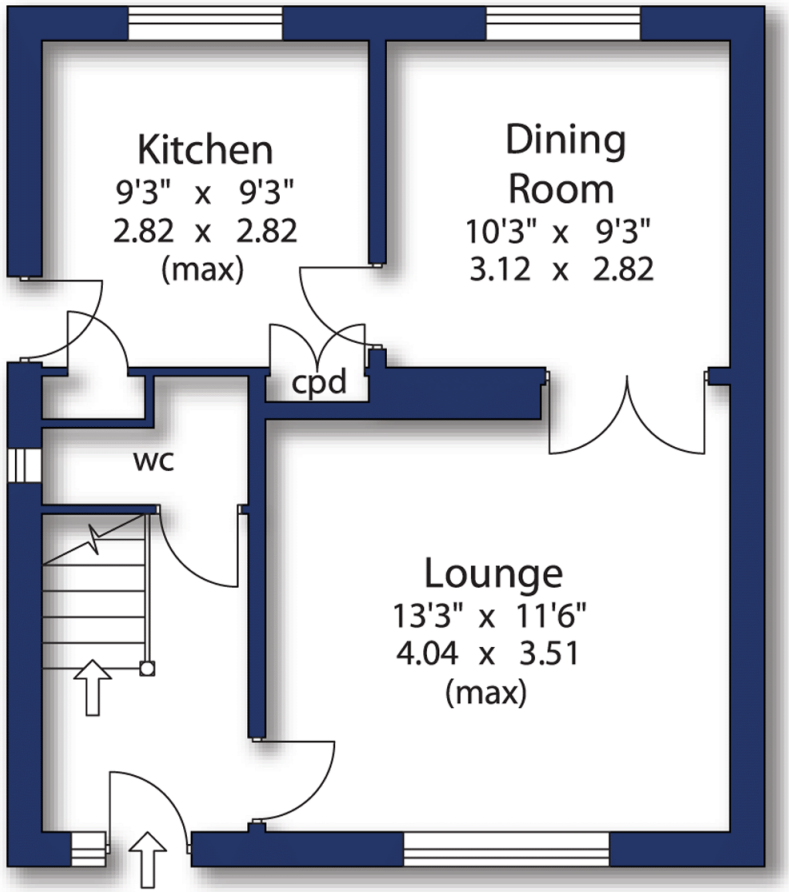
Delightfully situated within a first-class residential location is a well established three bedroom semi detached home offering good quality family living accommodation planned over two floors. The property includes gas heating and UPVC double glazing and although in need of some modernisation would be an ideal family home. The property also benefits from superb corner plot with attractive gardens to front and rear having potential to extend subject to planning permission. The property also enjoys a pleasant outlook and only an internal inspection will reveal the super nature of this fine home.

The accommodation briefly comprises entrance hall, lounge, dining room and kitchen. First floor three bedrooms and shower room.

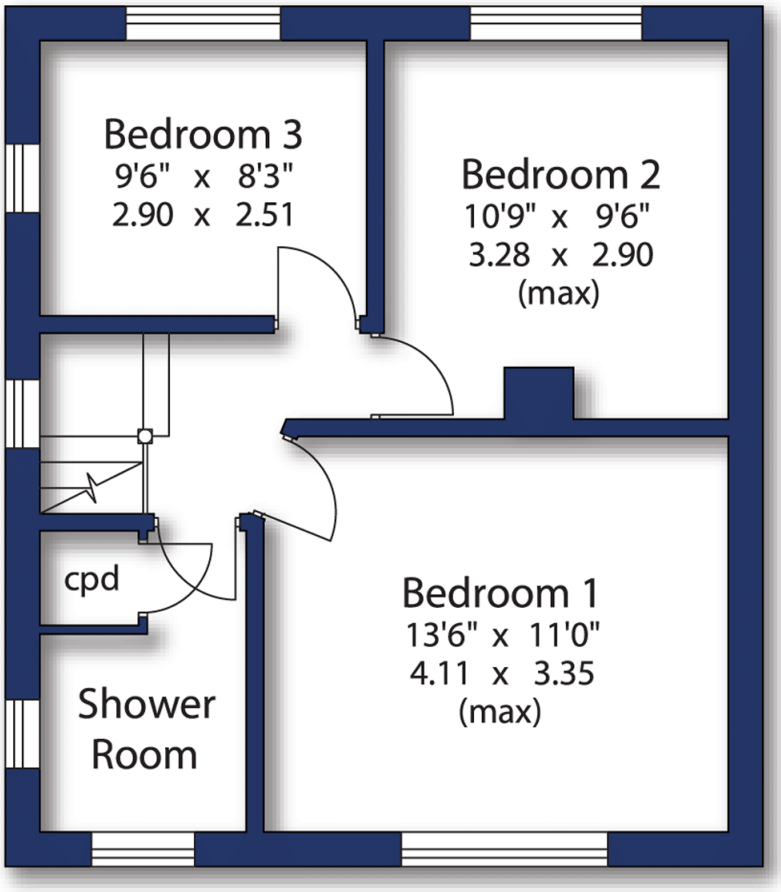
Outside the property is complimented by an attractive plot with gardens to the front with driveway to the side leading to garage with power and light , electric door. Useful store area to the rear. Attractive corner garden to the rear with raised lawn, flower beds , shrubs and patio area all enjoying a fine aspect.

The property is delightfully situated on the edge of Bingley town centre, convenient for all shops and amenities, bars, restaurants and well respected Primary and Secondary Schools nearby. Bingley also benefits from excellent road and rail links too many West and North Yorkshire business centres which include Bradford, Skipton, Ilkley and Leeds.

Floorplans



Ground Floor



First Floor

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Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

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Contact us

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Directions

From Dacre Son & Hartley's Bingley office proceed up Park Road in the direction of Eldwick. Turn right onto Charles Street, left into Priestthorpe Road and left onto Priory Grove and first right into Priory close where the property will be found at the head of the cul de sac.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed.
- 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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