DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Flat 7, Millwood, Sycamore Avenue, Bingley, West Yorkshire, BD16

A superbly presented and spacious two bedroom ground floor apartment offering excellent living accommodation and fine aspect delightfully situated in a purpose built complex on the edge of Bingley town centre.

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

Flat 7, Millwood, Sycamore Avenue, BD16 1HQ

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

Guide Price: £139,950

Accommodation

- Ground floor apartment
- Superbly presented
- Two double bedrooms
- Ensuite to Master
- Fine aspect
- Secure gated complex
- Close to local amenities
- Popular residential location

General Remarks

A superbly presented and spacious two bedroom ground floor apartment having superb living accommodation and enjoys a fine aspect. The apartment is tastefully presented throughout and includes modern kitchen, bathroom and ensuite facilities, together with gas heating and uPVC double glazing. The property will appeal to a wide variety of potential purchasers and an internal inspection is fully recommended.

The accommodation comprises communal entrance hall giving access to that apartment. Entrance hall, cloaks cupboard, spacious lounge with doors to rear communal area enjoying a fine aspect open plan to dining kitchen with range of modern fixtures and fittings and integrated appliances, master bedroom with ensuite shower room, bedroom two and bathroom having modern suite.

Outside the property benefits from secure electronic gated access, communal gardens and allocated parking space.



The apartment forms part of an exclusive complex located on the edge of Bingley town centre, conveniently situated for shops and amenities, bars, restaurants and excellent road and rail links to many West and North Yorkshire business centres, which include Bradford, Leeds, Skipton and Ilkley.

Agents notes:

1. We are informed by the Vendor that this property is leasehold on a 250 year lease from 2007.

2. We are also informed that the current annual ground rent is £197.00, the current annual service charge is £1650.72. Paid per quarter at £412.68





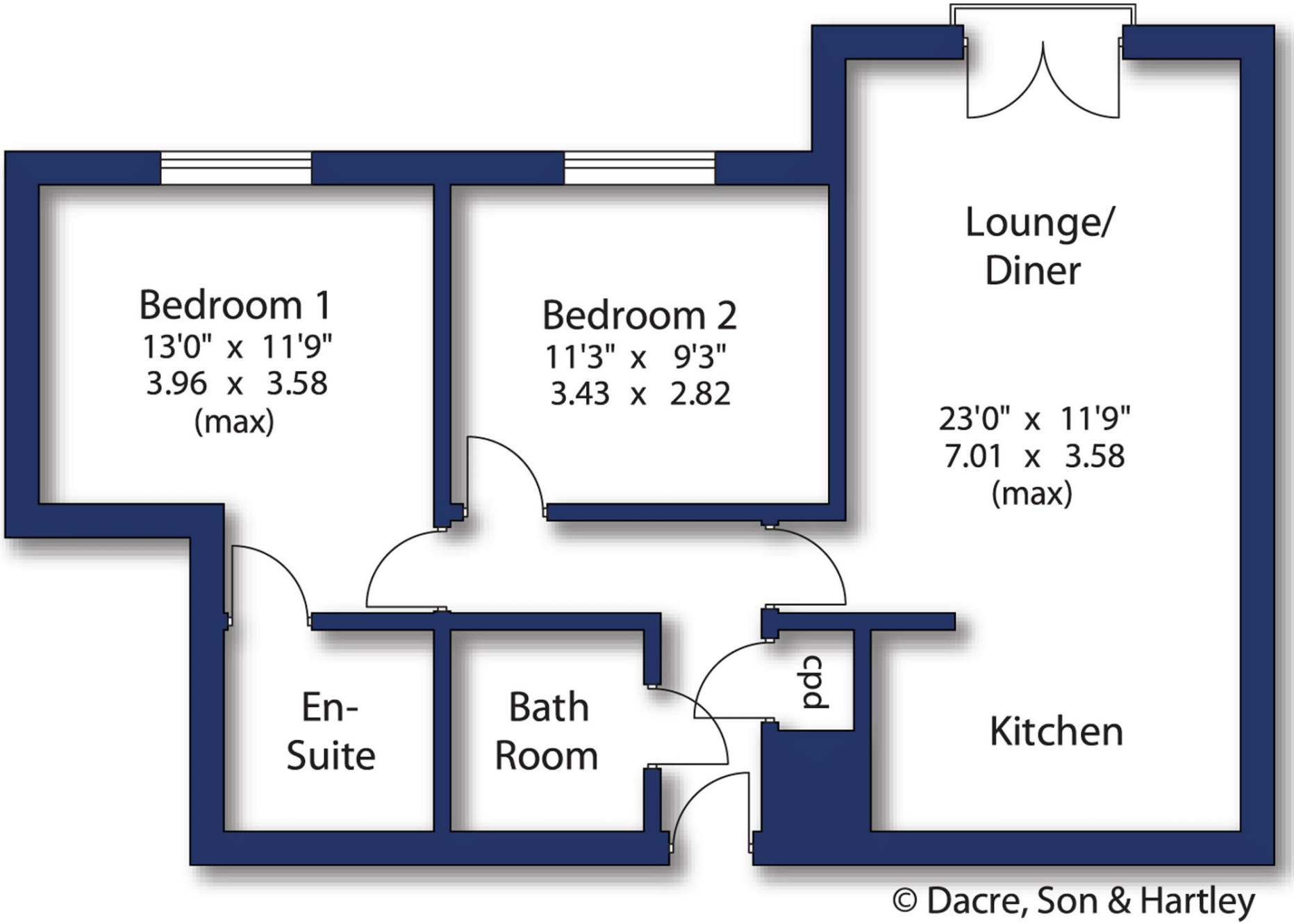


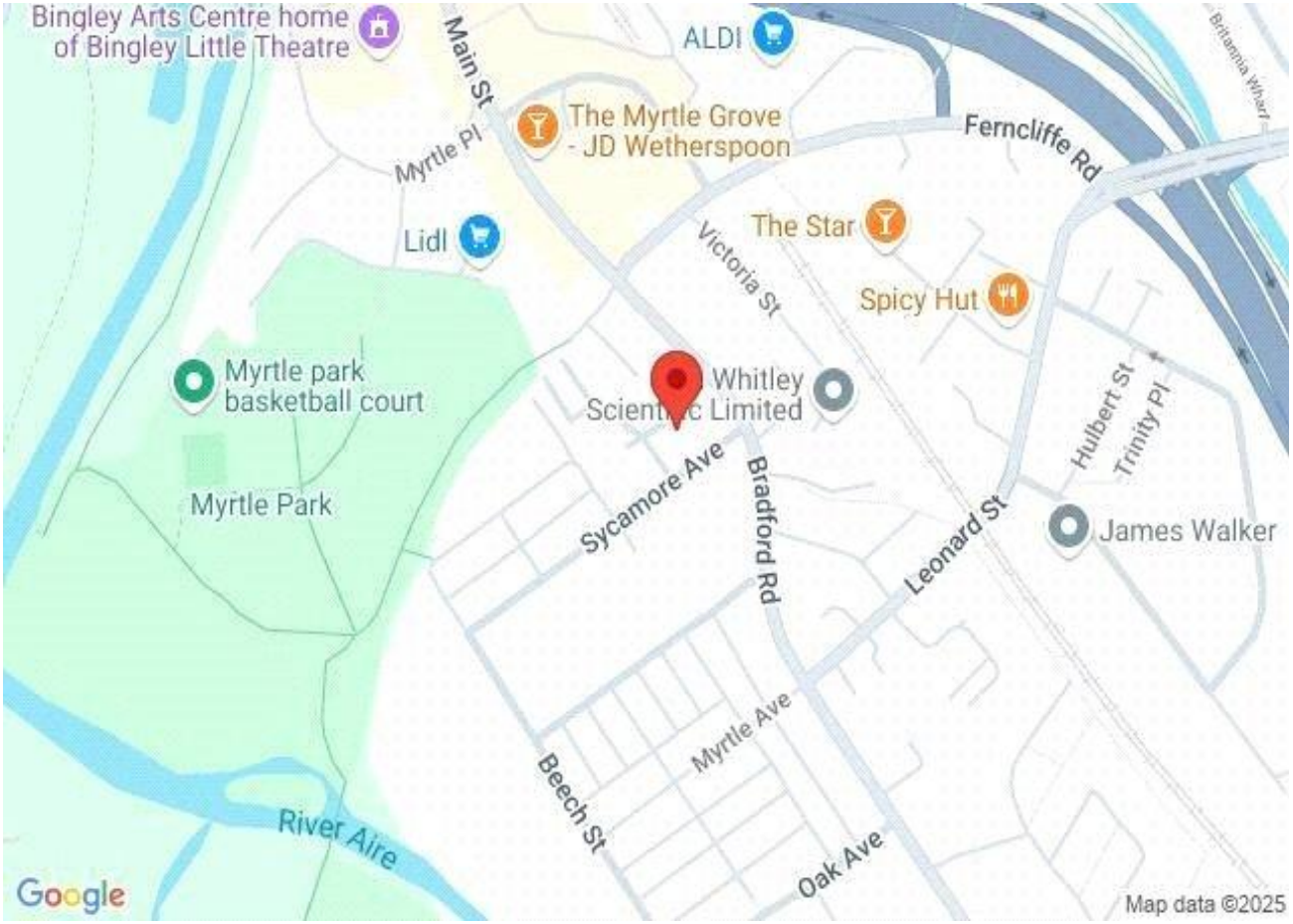




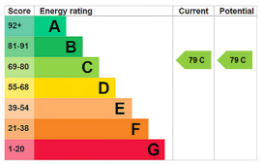


Floorplans


Bedroom 1
13'0" x 11'9"
3.96 x 3.58
(max)
Bedroom 2
11'3" x 9'3"
3.43 x 2.82
Lounge/
Diner
23'0" x 11'9"
7.01 x 3.58
(max)
En-
Suite
Bath
Room
cpd
Kitchen
© Dacre, Son & Hartley



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.



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Dacres Surveys
Call for a quote
01943 885 400

Contact us
01274 560421
bingley@dacres.co.uk

Directions

From the centre of Bingley travel along Main Street past Five Rise shopping precinct. Turn right onto Sycamore Avenue and on the right hand side there is gated complex with secure intercom system.

What3Words ordeals.hides.grafted

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold, mains service and communal gardens

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: BIN250410

