DACRE, SON & HARTLEY
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37 Fairfax Road, Bingley, West Yorkshire, BD16 4DR

A superbly presented and extended four-bedroom semi-detached home offering good sized family living accommodation standing in large well-maintained gardens affording lovely views towards the Aire Valley delightfully situated within a prestigious residential location.

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

37 Fairfax Road, Bingley, BD16 4DR

Bradford 5 miles, Skipton 15 miles, Leeds 16 miles (all distances approximate)

Guide Price: £425,000

Accommodation

- Four bedroom semi detached home
- Superb family living accommodation
- Lovely views towards the Aire Valley
- Modern fixtures and fittings
- Potential annexe or teenage suite
- uPVC double glazing and gas heating
- Attractive gardens
- Driveway and garage



General Remarks

Delightfully situated within a prestigious residential location is a superb four-bedroom semi detached home offering good sized family living accommodation planned over two floors. The property has been extended at ground floor level to create a separate annexe or teenage suite and will appeal to a wide variety of potential buyers. The property also benefits from fitted alarm, gas heating and uPVC double glazing together with modern bathroom fittings. The house enjoys a fantastic position enjoying views to the front and side towards the Aire Valley and only an internal inspection will reveal the elegance and size of this superb family home.

The accommodation comprises Reception hall, spacious lounge, dining room, breakfast kitchen, sitting room or bedroom , utility area and shower room. To the first floor three bedrooms, store room or potential bedroom, bathroom and separate wc.

Outside the property is complemented by a superb plot with attractive gardens, driveway with parking and garage. At the rear superb gardens with lawn, flower beds trees and shrubs, patio area all enjoying a fine aspect.

The property is delightfully situated within a prestigious residential location on the edge of Bingley close to the historic Five Rise Locks. Bingley town centre is approximately one mile distant with its range of shopping facilities, recreational areas, bars, restaurants and well respected primary and secondary schools. Bingley town centre also benefits from excellent road and rail links to other West and North Yorkshire business centres which include Bradford and Leeds.

Agents Notes. Please note planning application currently in place for development in the fields to the side Fairfax Road. Please see the Agent for further details. Application reference 19/03437/MAR









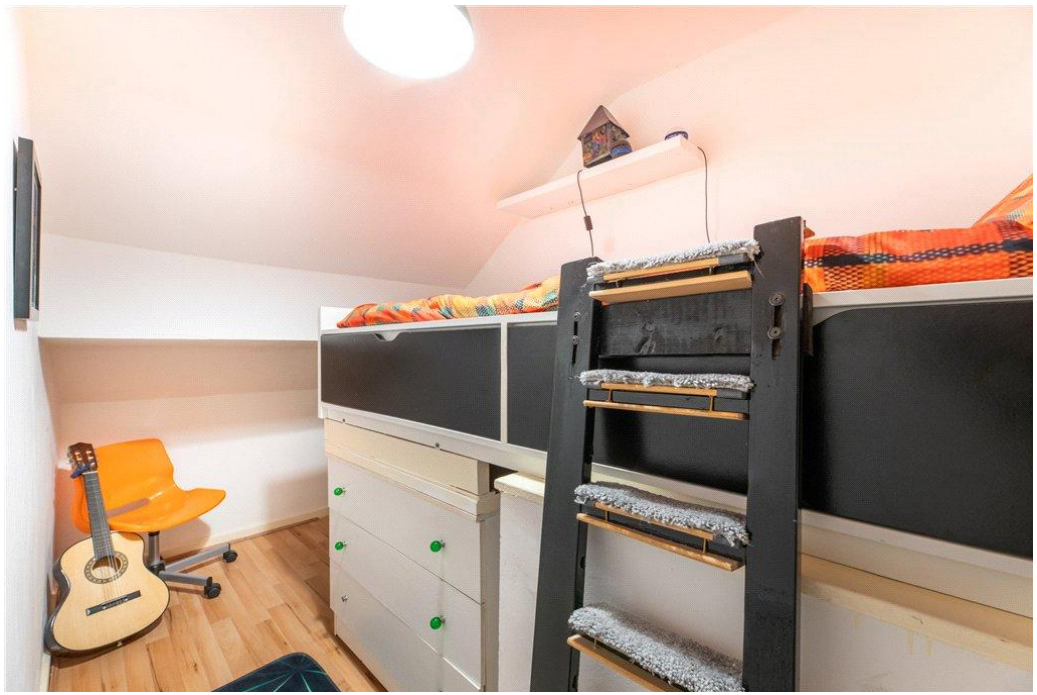

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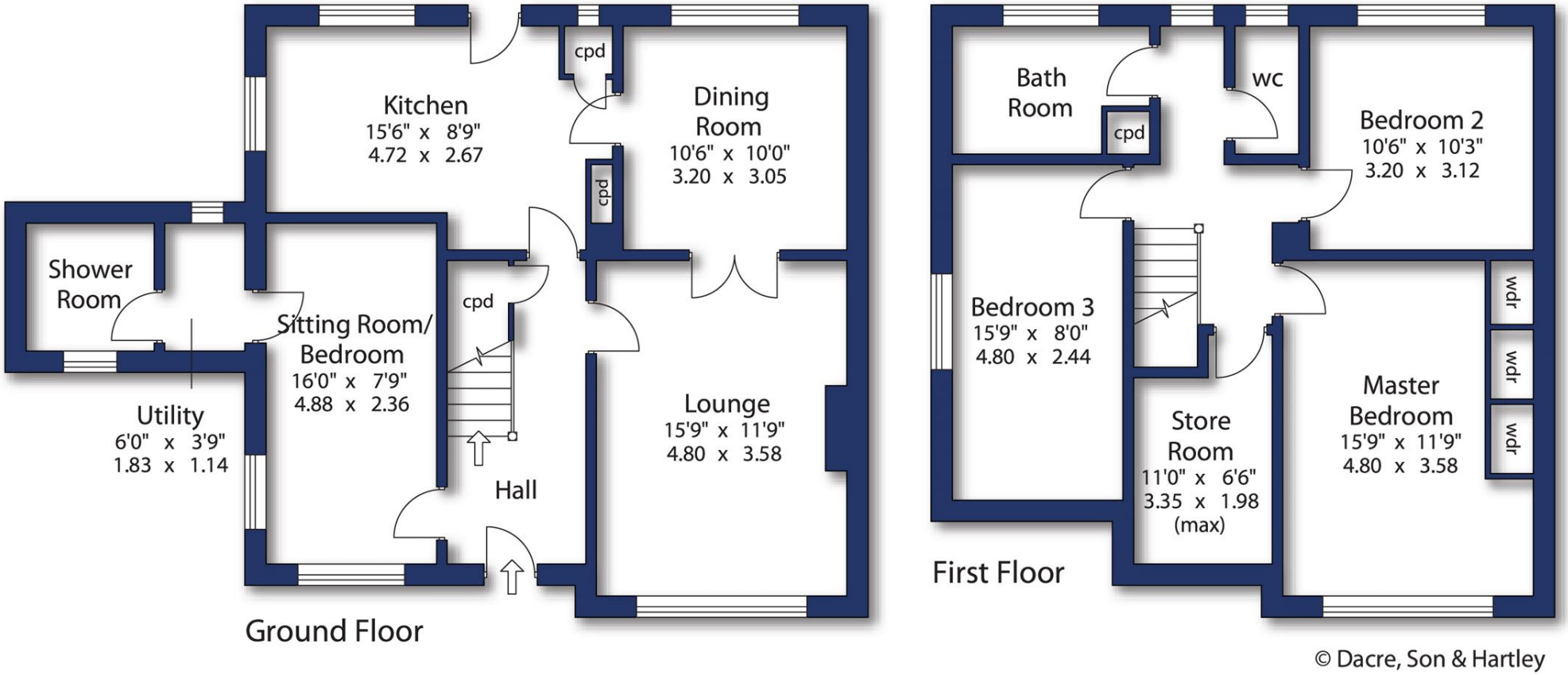








Floorplans



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Contact us
01274 560421
bingley@dacres.co.uk

Directions

From Dacre Son & Hartley Bingley office proceed up Park Road turning left onto Beck Lane. At the end of Beck Lane proceed straight ahead onto Fairfax Road , continue to the end of the road where the property can be seen on the right hand side identified by our for sale board.

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Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, Mains services, parking and garage

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: BIN260594

