DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



15, Riverside Landings, Ferrand Lane, Bingley, West Yorkshire, BD16

Delightfully situated within a purpose-built complex overlooking the riverside is a superbly presented and modern two-bedroom duplex apartment offering quality living accommodation on the edge of Bingley town centre.

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Email: bingley@dacres.co.uk
dacres.co.uk



15, Riverside Landings, Ferrand Lane, Bingley, West Yorkshire, BD16 2JN

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

Guide Price: £140,000



Accommodation

- Two-bedroom duplex apartment
- Superbly presented
- Quality living accommodation
- Modern fixtures and fittings
- Views over river
- Parking space
- Popular residential location

General Remarks

Delightfully situated within a purpose-built complex is a beautifully presented two-bedroom duplex apartment offering attractive living accommodation planned over two floors. The property is in our opinion tastefully presented throughout and includes modern kitchen and shower fittings together with gas heating and UPVC sealed unit double glazing. The property also enjoys a fine aspect from the front towards the riverside. Outside the property benefits from allocated parking space and an internal inspection is indeed fully recommended to appreciate this most attractive home.

The accommodation briefly comprises entrance hall, spacious open plan lounge with dining area and kitchen with range of quality base and wall units, first floor two bedrooms and superb shower room suite.

The complex is situated on the edge of Bingley town centre which offers a range of shops and amenities, bars, restaurants and excellent road and rail links to many West and North Yorkshire business centres which include Bradford and Leeds.

1. We have been informed by the vendor that the tenure of the property is leasehold for a period of 125 years from 1st July 2002.

2. We have been informed by the vendor that the ground rent is £75.00 per annum.

3. We have been informed by the vendor that the service charge is £1752.39 per annum.




ULTIMATE TRAVEL LIST
Italy
VIETNAM
PHILIPPINES
BARCELONA
PORTO
Harlan Coben
MURDER
BARS
JEREMY PANG'S SCHOOL OF WOK
Comfort
THALI
High Protein
LIVING IN JAPAN
ULTIMATE EATLIST








Shark

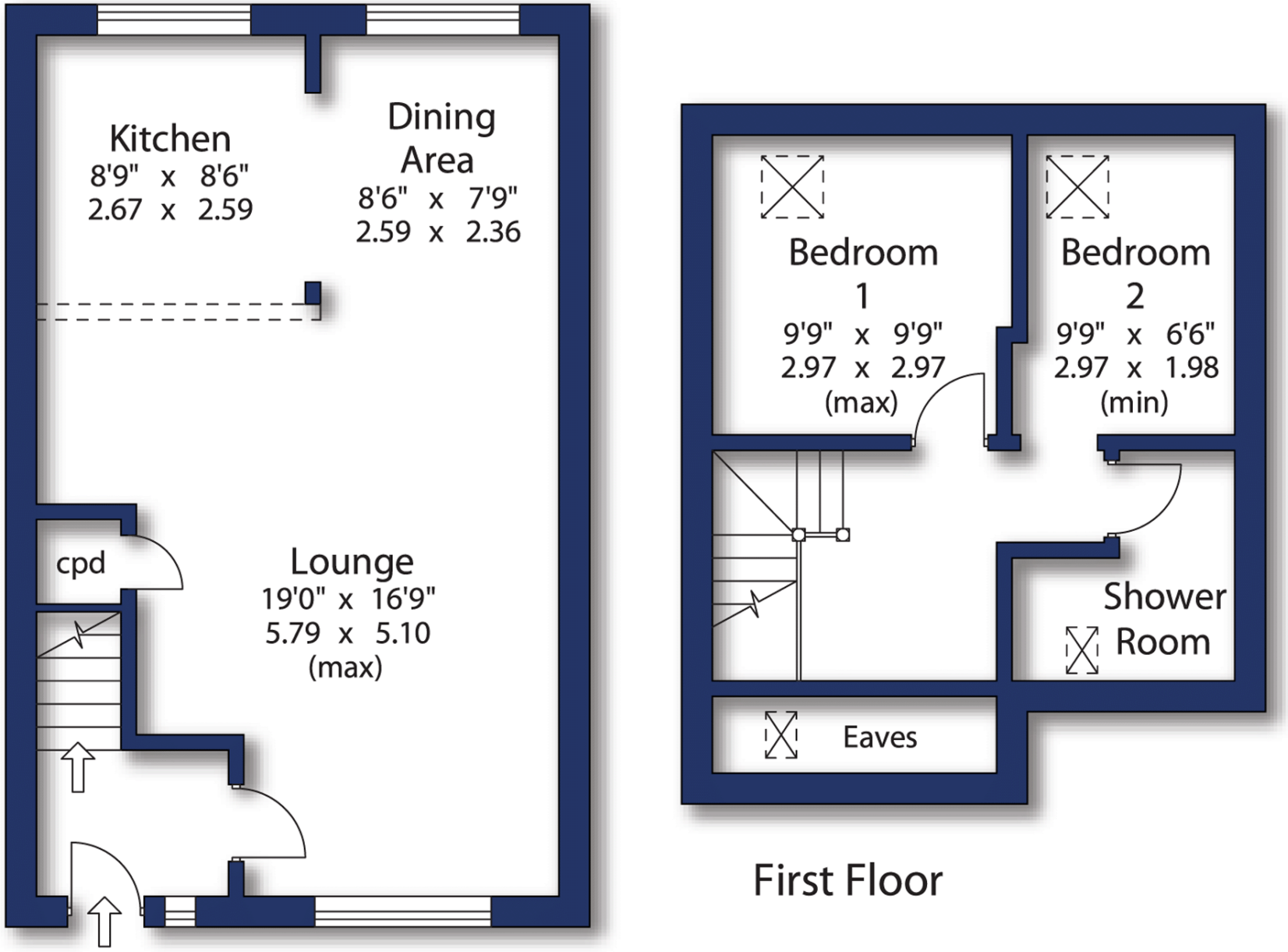








Floorplans



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Directions

From Dacre Son & Hartley's Bingley office travel along Main Street turning left onto Ferrands Lane which is a cobbled road and at the bottom of Ferrands Lane the complex will be seen on the right hand side easily identified by our for sale board.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold, Main services and 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.

Dacres Ref: SAL260274

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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