DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



10 River Walk, Millgate, Bingley, West Yorkshire, BD16 2JW

A superbly presented and delightful riverside apartment situated on the first floor of a purpose-built complex offering a dual aspect and pleasant riverside views convenient for Bingley town centre. NO CHAIN

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

10 River Walk, Millgate, Bingley, BD16 2JW

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



Guide Price: £110,000

Accommodation

- First floor apartment
- Two Bedrooms
- Dual aspect
- Over 55's
- Stairwell & lift access
- Riverside setting and views
- Open plan living dining kitchen
- Residents parking
- Easily accessible to local shops & amenities

General Remarks

Delightfully situated within a purpose-built complex is a first-floor apartment offering two bedroom living accommodation. The property is in our opinion tastefully presented throughout and offers gas heating and UPVC sealed unit double glazing. The complex is situated in a picturesque riverside complex which boasts many features and an internal inspection is fully recommended. The property would almost certainly be ideally suited to a wide range of potential buyers seeking a unique apartment. Outside the property enjoys a sun terrace at the side of the River Aire and communal residents parking.

The accommodation briefly comprises entrance hall, resident's hall, steps or lift leading to the first floor, entrance hall, open plan lounge diner, kitchen, two bedrooms and bathroom.

The property is delightfully situated on the edge of Bingley town centre with easy reach of all the local shops, amenities, bars, restaurants and excellent road and rail links to other West Yorkshire business centres.

We have been informed by the vendor
Tenure & Services
Leasehold 125 years
Mains Services
Residents Parking
Annual Service charge approx. 3,321.16 Buildings Insurance is included within the service charge. No ground rent.




Hotpoint
beko









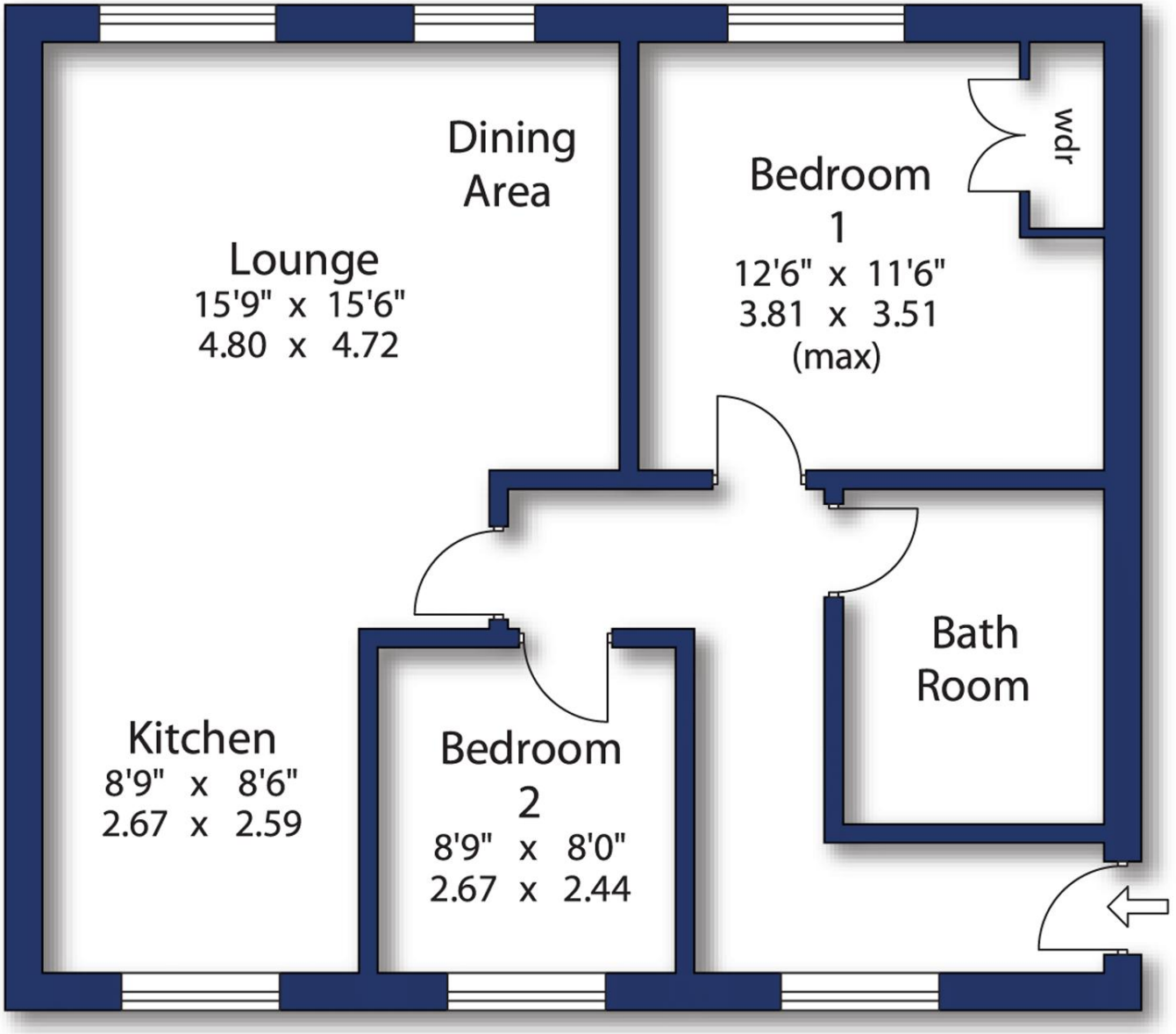





Private
Residents Only



Floorplans



Ground Floor

© Dacre, Son & Hartley



Directions

From Dacre Son & Hartley Bingley proceed along the Main Street in the direction of Crossflatts. Immediately before the traffic lights turn left adjacent to the Parish Church and The White Horse In. Just before Ireland Bridge River Walk is on the left hand side, please note the car park is at the end of the development.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold See Agents for further details

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: BIN260533

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.

Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

Contact us
01274 560421
bingley@dacres.co.uk

