DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



115 The Oval, Bingley, West Yorkshire, BD16 4RJ

A superb opportunity to purchase a well-established two bedroom end townhouse offering good sized living accommodation and tremendous potential to extend subject to planning, standing in large gardens and driveway delightfully situated within a popular residential location. NO CHAIN

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

115 The Oval, Bingley, BD16 4RJ

Bradford 4 miles, Skipton 13 miles, Leeds 14 miles (all distances approximate)

Guide Price: £149,950



Accommodation

- End Townhouse
- Two Bedrooms
- In need of some modernisation
- Popular location
- Driveway with parking
- Of interest to builders or investors
- Tremendous potential to extend subject to planning permission
- Pleasant aspect with views
- Superb gardens

General Remarks

A superb opportunity to purchase a well-established two-bedroom end townhouse offering its accommodation planned over two floors. The property includes gas heating and UPVC sealed unit double glazing, and although in need of some modernisation would be an ideal home. The property stands in large gardens, with parking and driveway and offers tremendous potential to create further accommodation by way of extension subject to planning permission. The property will almost certainly appeal to a wide variety of potential purchasers, and an internal inspection is fully recommended.

The accommodation comprises entrance hall, spacious Lounge and kitchen First floor, two bedrooms and bathroom.

Outside the property enjoys a superb plot with private gardens to three sides, driveway and parking all enjoying a fine aspect.

The property is located within a popular residential area which is within close proximity to Bingley town centre. Bingley offers its residents an array of first class amenities which include local shops, bars and eateries, excellent primary and secondary schools, and superb commuter links to the immediate local area as well as a train service which commutes daily to the cities of Leeds and Bradford.













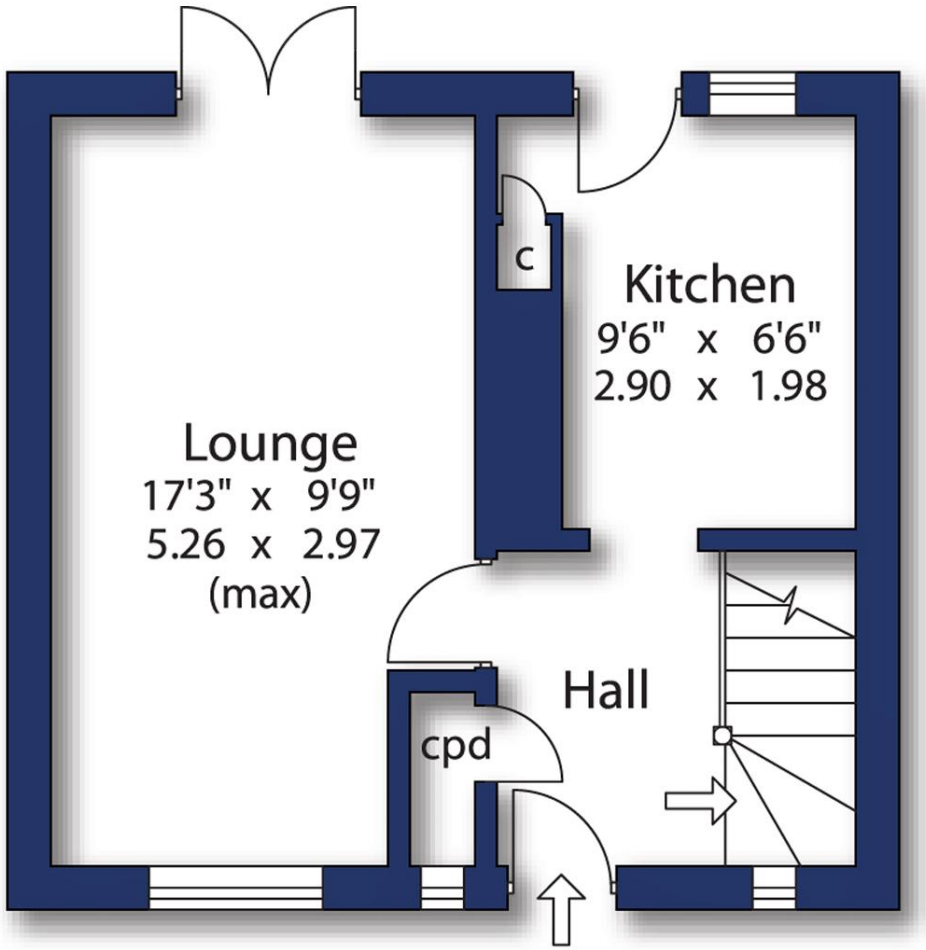




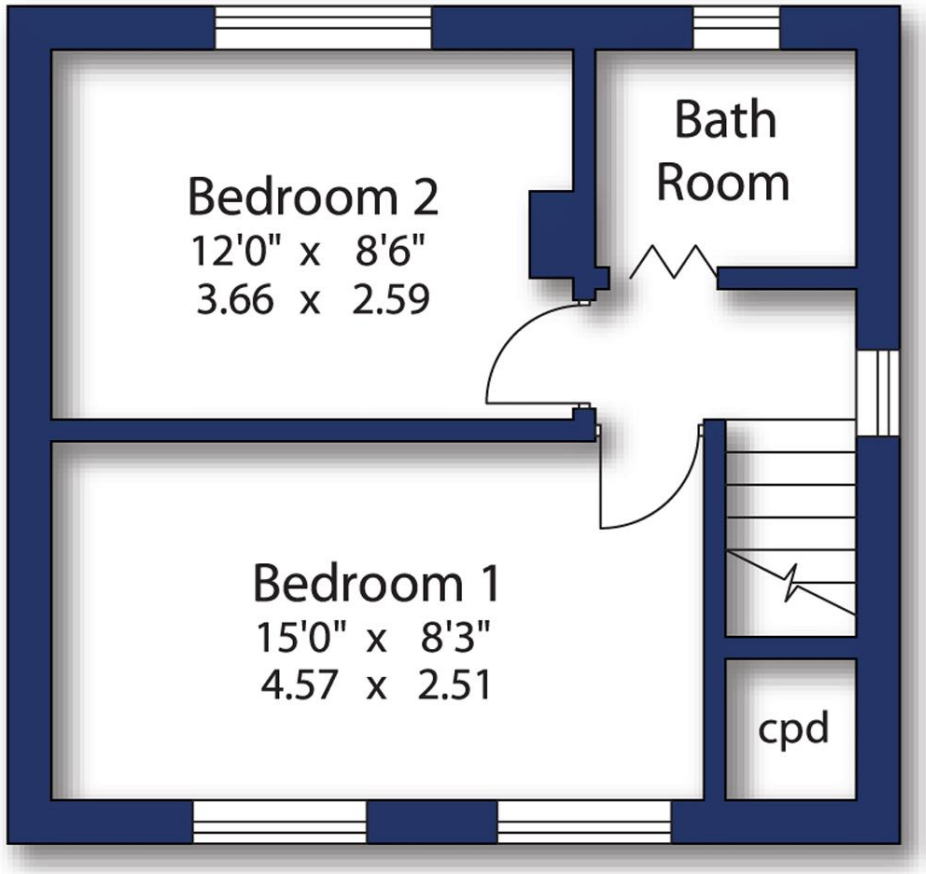




Floorplans



Ground Floor



First Floor

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Directions

From Dacre, Son & Hartley's Bingley office proceed up the Main Street to the traffic lights adjacent to the Bradford & Bingley Building Society. Turn left into Ferncliffe Road and continue over the Bingley relief road through the next two sets and continue up Ferncliffe Road. Take the fourth turning on the right hand side into Kent Road and then first left into The Oval continue to the end of the troad and the property will be seen on the right hand side.

What3Words flinch.coasted.mingles

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, Mains 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: BIN260630

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Contact us
01274 560421
bingley@dacres.co.uk

