DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



83 Warren Lane, Eldwick, Bingley, BD16 3BU

Delightfully situated within a prestigious residential location is a beautifully presented three / four-bedroom detached home property offering flexible family living accommodation standing in superb gardens, driveway and garage.

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

83 Warren Lane, Eldwick, Bingley, BD16 3BU

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

Guide Price: £375,000



Accommodation

- Detached property
- Three or four bedrooms
- Beautifully presented
- Attractive gardens
- Driveway and garage
- Prestigious residential location
- Flexible living accommodation

General Remarks

Delightfully situated within a prestigious residential location is a beautifully presented three or four bedroom detached home offering attractive living accommodation planned over two floors. The property includes gas heating, uPVC double glazing together with modern kitchen, bathroom and shower room fittings. The offers versatile and flexible family living accommodation would in our opinion be suited to a wide variety of potential buyers and an internal inspection is essential. The property stands in attractive gardens, driveway and garage and enjoys a pleasant aspect to the front elevation.

The accommodation briefly comprises entrance hall, spacious lounge with open plan dining area, sitting room or bedroom, kitchen, utility room, master bedroom and bathroom. To the first floor two bedrooms and shower room.

Outside the property is complemented by an attractive plot with a pleasant aspect enjoying gardens to front with lawn flower beds , trees, shrubs and paved patio. Driveway and garage with power, light to the side with large private garden with paved patio to the rear.

The property is delightfully situated within the popular village of Eldwick. Eldwick and Gilstead offer a range of shops and amenities, traditional public houses and well respected primary school. The location is surrounded by scenic countryside and the nearby beauty spots of Shipley Glen and Baildon Moor with Bingley town centre approximately 1.5 miles distant with its 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.













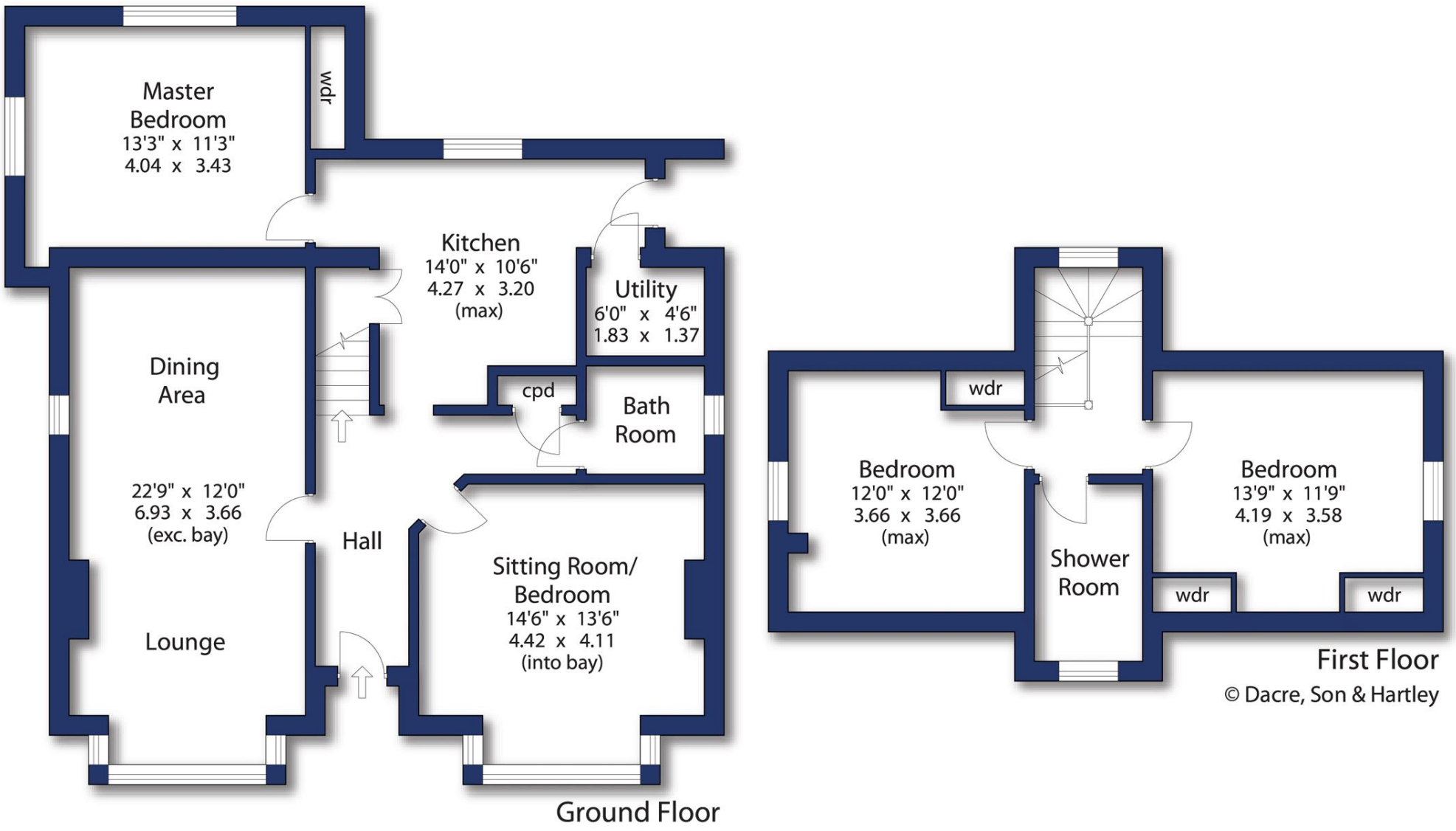








Floorplans


Master Bedroom
13'3" x 11'3"
4.04 x 3.43
wdr
Kitchen
14'0" x 10'6"
4.27 x 3.20
(max)
Utility
6'0" x 4'6"
1.83 x 1.37
cpd
Bath Room
Dining Area
22'9" x 12'0"
6.93 x 3.66
(exc. bay)
Hall
Lounge
Sitting Room/ Bedroom
14'6" x 13'6"
4.42 x 4.11
(into bay)
Ground Floor
wdr
Bedroom
12'0" x 12'0"
3.66 x 3.66
(max)
Shower Room
Bedroom
13'9" x 11'9"
4.19 x 3.58
(max)
wdr
wdr
First Floor
© Dacre, Son & Hartley



Directions

From our office in Bingley proceed up Park Road in the direction of Eldwick. On reaching the mini roundabout turn right into Warren Lane. Continue along Warren lane and the property will be found on the right and the property will be easily identifiable by our for sale board.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, Mains services, 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: BIN260662

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

