DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Flat 4, 229 Bingley Road, Shipley, BD18 4DL

A well maintained ground floor apartment enjoying a quiet aspect with private garden within a desirable location, superbly positioned for a host of local amenities and transport connections.

77 Bingley Road, Saltaire, Shipley, West Yorkshire, BD18 4SB
Tel: 01274 581794
dacres.co.uk







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Flat 4, 229 Bingley Road, Shipley, BD18 4DL

Bradford 4 miles, Leeds 13 miles, Skipton 15 miles (all distances approximate)

Guide Price: £99,250

- Ground floor apartment
- Converted period property
- Good size rooms
- Private patio area
- Convenient location
- No chain







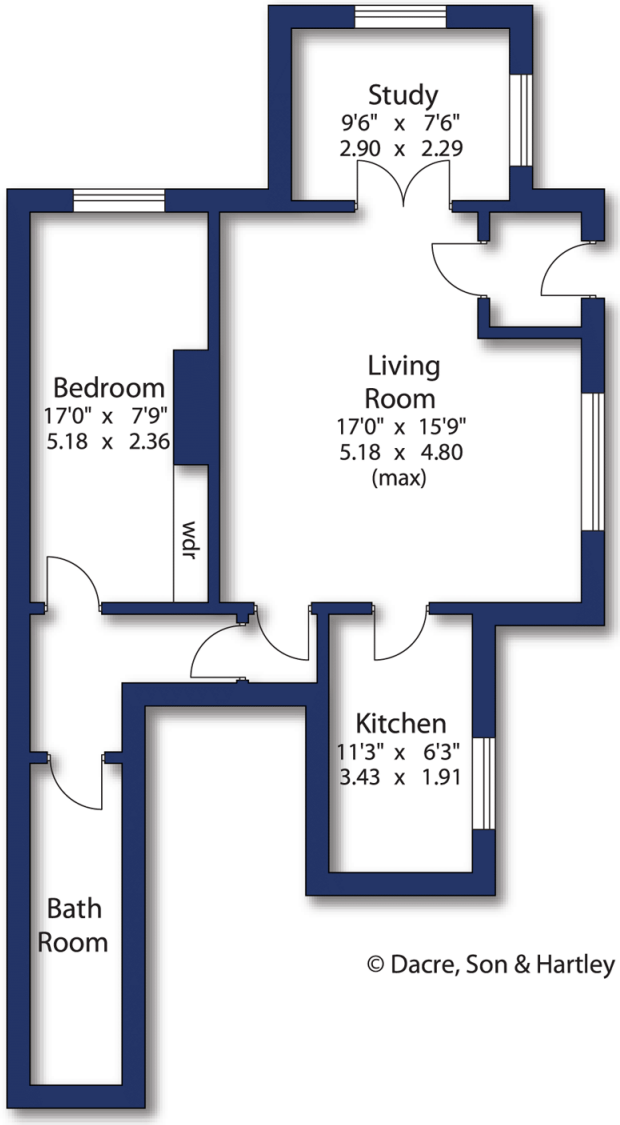
General remarks

A well positioned ground floor apartment which offers generous living accommodation in a location close to Saltaire village. The property has good size living room, kitchen, double bedroom, bathroom,office/study room and a small entrance porch. The property has character features within a converted period home with the benefit of modern double glazing and gas central heating. Externally the property has a private parking space and small cottage style garden to the rear and side of the main house.

The lease of the property is drawn up to be extended for 999 years upon completion. Please contact agent for further information.

Designated a World Heritage Site in 2001, thanks to its historic importance and architectural appeal, Saltaire is a model village with its roots stretching back firmly into the region's textile heritage. The community now provides a highly desirable living environment set on the banks of the River Aire which, with the adjacent Leeds Liverpool Canal, offers fantastic leisure opportunities. Saltaire provides a range of every day shops and other amenities, whilst the local cities of Leeds and Bradford along with the towns of Skipton and Ilkley are all readily accessible thanks to frequent services throughout the day from the village's 'metro' railway station. Beautiful Pennine Countryside made famous by the Bronte's is just a short drive away as is stunning Wharfedale and the Yorkshire Dales National Park. Leeds Bradford International Airport is just some 9 miles from the village.

Floorplans



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

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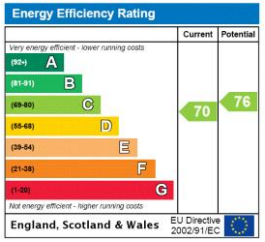









Contact us

01274 581794

saltaire@dacres.co.uk

Directions

From our Saltaire office head along Bingley Road the A650 in the direction of Bingley. The property will be on the right hand side signified by our for sale sign.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold – 999 year lease to be started on completion of the sale
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- Private parking spot

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: SAL200135