DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



47 Gilstead Lane, Bingley, West Yorkshire, BD16 3NL

A beautifully presented and extended four bedroom semi detached home enjoying fine views, superb gardens, driveway and garage, delightfully situated within a popular village location.

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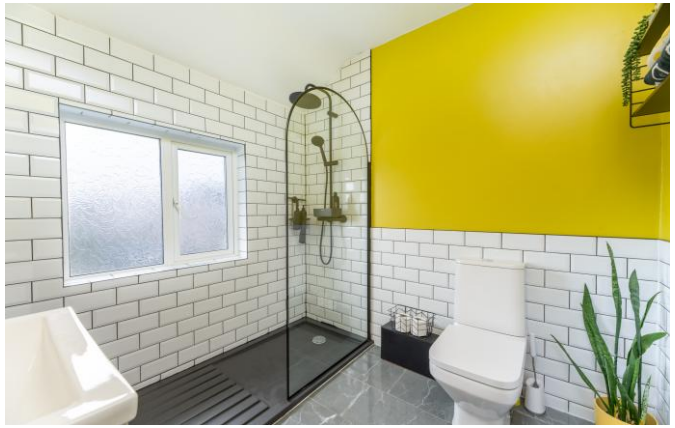
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47 Gilstead Lane, Bingley, West Yorkshire, BD16 3NL

Bradford 6 miles, Skipton 14 miles, Leeds 16 miles (all distances approximate)

Offers in the Region of: £385,000

- Semi-detached property
- Four bedrooms
- Extended accommodation
- Beautifully presented
- Superb aspect with views
- Gardens and Garage
- Driveway with parking







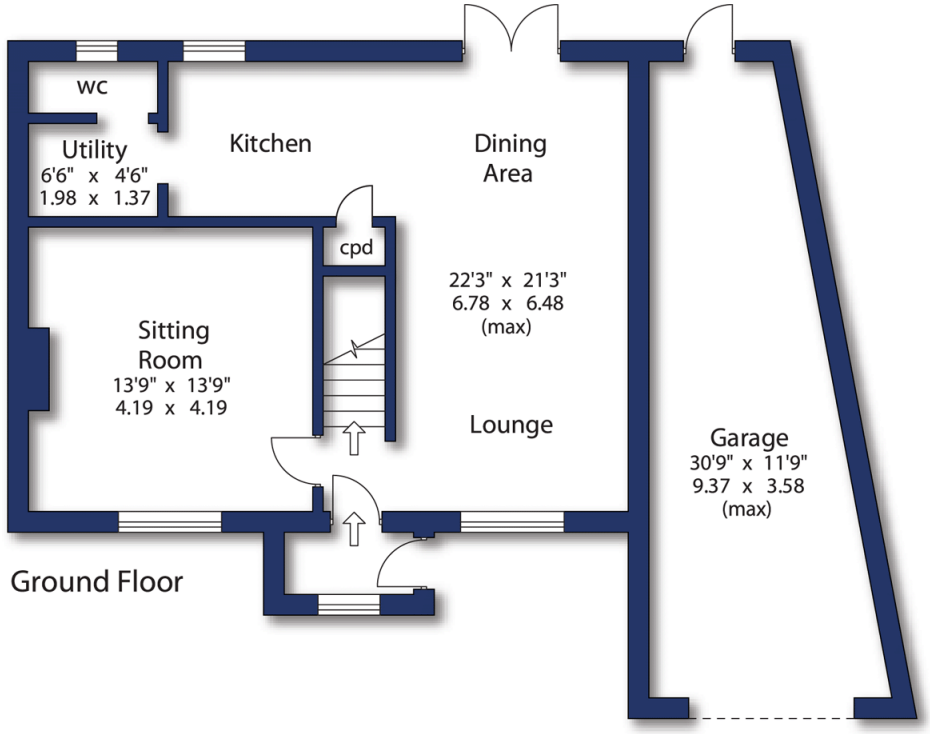
General remarks

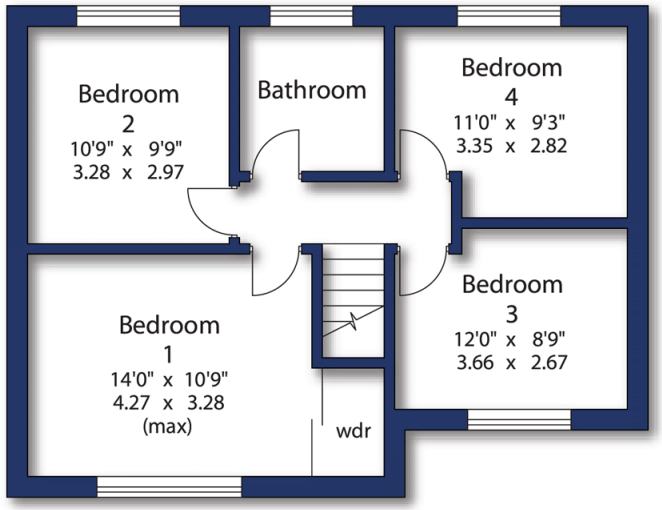
Delightfully situated within a prestigious residential location is a beautifully presented and extended four bedroom semi detached home offering attractive living accommodation planned over two floors. The property is situated in an elevated position enjoying fine views towards to the open countryside and beyond and offers versatile and flexible family living accommodation. The property has been recently upgraded both internally and externally by the current vendors with new utility room, kitchen and porch while externally the property has been rendered and rear garden landscaped. An early viewing is highly recommended as only an internal inspection will reveal the elegance and size of this fine home.

The accommodation briefly comprises porch to the front entering to an open plan dining kitchen with modern and stylish units with French doors to the rear, utility room with cloakroom WC and a good sized living room with engineered wood flooring throughout. The first floor has four good sized bedrooms all with ample views across the Aire valley and the modern house bathroom. Externally the property is complemented by an attractive plot with driveway and parking to the front leading to attached garage of a great size with store area. Attractive gardens to the rear with lawn and patio area enjoying a fine aspect.

The property is delightfully situated within a popular residential location with Gilstead and Eldwick offering a range of shops and amenities, recreational areas and a well respected primary school. Bingley town centre is approximately one mile distant with its range of shops, amenities, recreational areas and well regarded primary and secondary schools. Bingley also benefits from excellent road and rail links to other West and North Yorkshire business centres.

Floorplans



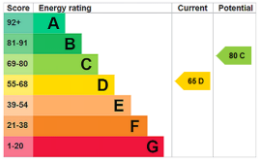


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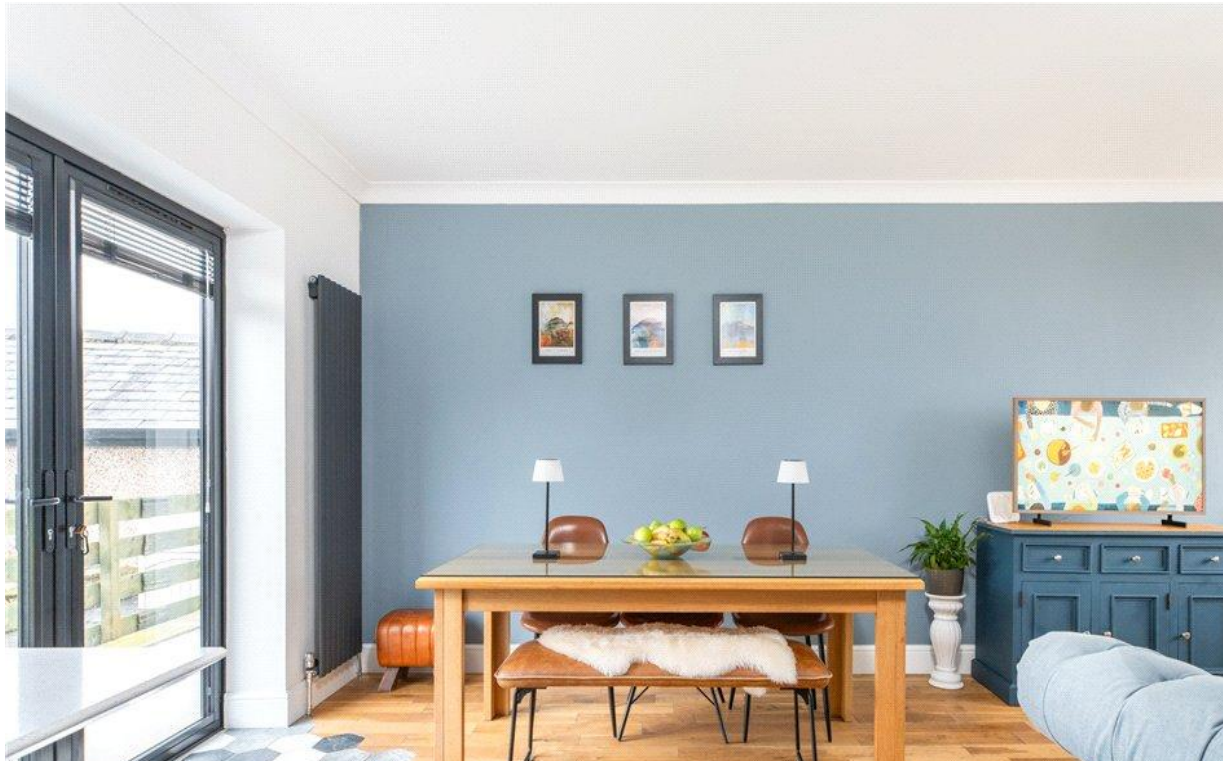
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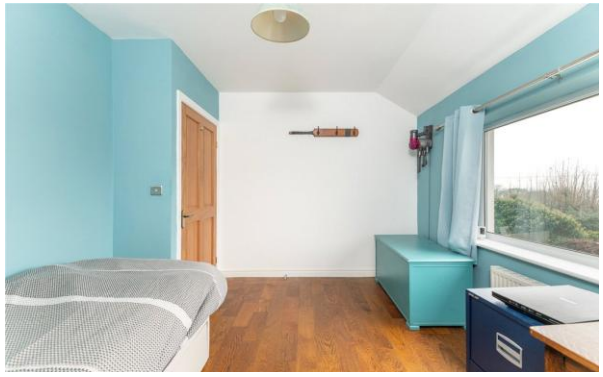
Dacres Surveys
Call for a quote
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Contact us

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Directions

From Dacre Son & Hartley's Bingley office travel along Main Street in the direction of Cottingley. At the traffic lights turn left onto Ferncliffe Road and proceed over the bypass and up the hill in the direction of Gilstead . Near the top of Gilstead Lane there is a turning left just before the bus stop and the property can be found at the top, on the left hand side and 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

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- Driveway and 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: BIN260661