Dacre, Son & Hartley
19 Yorkshire Offices

OVER 1820 200 2024 YEARS OF YORKSHIRE PROPERTY



2 Lady Lane, Bingley, West Yorkshire, BD16 4AG

An individually designed and elegant four-bedroom stone built detached residence offering deceptively spacious family living accommodation having superior gardens, large driveway with parking and double garage all enjoying outstanding views delightfully situated in a first-class residential location. NO CHAIN

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2 Lady Lane, Bingley, BD16 4AG

Bradford 5 miles, Skipton 16 miles, Leeds 14 miles (all distances approximate)

Guide Price: £485,000



Accommodation

- Elegant detached home
- Four bedrooms
- Attractive features
- Requires Modernisation
- Well presented
- Fantastic formal Gardens
- Large driveway with parking and double garage
- Beautiful aspect with far reaching views
- Prestigious residential location

General Remarks

An increasingly rare opportunity to purchase an individually designed four bedroom detached residence offering good sized family living accommodation planned over two floors. The property will almost certainly appeal to the more discerning purchaser seeking a superb home of an individual nature and elegance. The rather deceptive nature of the property offers any would be purchaser versatile and flexible family living and has tremendous potential for further extension subject to planning and building regulations. The property offers a range of character features together with the more modern-day convenience of gas warm air heating system, and UPVC sealed unit double glazing.

The property is in need of some modernisation and would be an ideally suited to a wide variety of potential buyers. Indeed, only an internal inspection will reveal the superb nature of this fine property. The accommodation comprises entrance porch, reception hallway, cloaks with wc, spacious lounge, dining room, breakfast kitchen, rear hall with utility room, and access to double garage. Return staircase to main landing, Master bedroom with en suite, and dressing room, three further bedrooms and bathroom.

Outside the property is complemented by superior grounds with beautifully presented lawned garden enjoying a fine aspect. The property is approached via private driveway with parking for several vehicles and double garage. At the side and rear of the property paved patio area, sitting area, rockery garden, flower beds and shrubs.

The property is delightfully situated in one of Bingley's premier residential locations enjoying a fine aspect amidst other high calibre properties nearby. The location is approximately 1/2 mile distant from Bingley tow centre which offers a range of shops, amenities, bars, restaurants and well respected primary and secondary schools. The location also enjoys excellent road and rail links to many West and North Yorkshire business centres which include, Bingley, Keighley, Bradford, Skipton and Leeds.













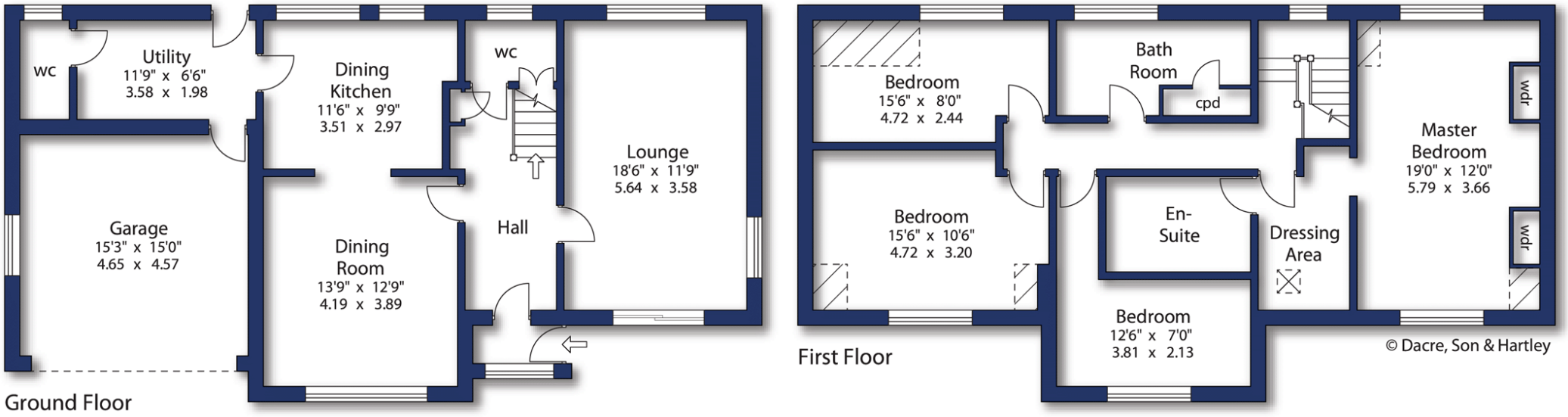








Floorplans


wc
Utility
11'9" x 6'6"
3.58 x 1.98
Dining Kitchen
11'6" x 9'9"
3.51 x 2.97
wc
Lounge
18'6" x 11'9"
5.64 x 3.58
Garage
15'3" x 15'0"
4.65 x 4.57
Dining Room
13'9" x 12'9"
4.19 x 3.89
Hall
Ground Floor
Bedroom
15'6" x 8'0"
4.72 x 2.44
Bath Room
cpd
Master Bedroom
19'0" x 12'0"
5.79 x 3.66
wdr
wdr
Bedroom
15'6" x 10'6"
4.72 x 3.20
En-Suite
Dressing Area
Bedroom
12'6" x 7'0"
3.81 x 2.13
First Floor
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Directions

From Dacre, Son & Hartley's Bingley office proceed up Park Road in the direction of Eldwick and after approximately ¾ of a mile, just before the Prince of Wales Park turn left into Lady Lane. The property will then be seen on the right-hand side.
What3Words

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold, Main services, parking and garage

Internet & Mobile Coverage

The Ofcom website https://checker.ofcom.org.uk/ shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

Check for flooding in England - GOV.UK indicate the long term flood risks for this property are: - Surface Water - Very low, Rivers & the Sea - Very low, Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

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 £24.00 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: BIN250064

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