DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



26 Hall Bank Drive, Bingley, West Yorkshire, BD16 4BZ

Delightfully situated in a popular and convenient residential location is a superb three-bedroom semi-detached home offering attractive living accommodation with gardens, driveway and garage. NO CHAIN

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26 Hall Bank Drive, Bingley, BD16 4BZ

Bradford 5 miles, Skipton 13 miles, Leeds 14 miles (all distances approximate)

Guide Price: £210,000



Accommodation

- Semi detached
- Three bedrooms
- Well presented
- Gardens & driveway
- Garage
- Popular location
- Close to Bingley town centre

General Remarks

A superb opportunity to purchase a well presented three-bedroom semi-detached home offering good sized family living accommodation which is planned over two floors. The property offers attractive fixture and fittings throughout and only an internal inspection will reveal the size of this fine home. The property includes modern kitchen and bathroom facilities together with gas heating and uPVC double glazing. Although the property requires some cosmetic updating it will almost certainly appeal to a wide variety of potential buyers. The property also enjoys a fine aspect to the front with garden, parking and garage.

The spacious living accommodation briefly comprises of entrance hallway, spacious lounge open dining room, and kitchen. First floor three bedrooms and house bathroom. Outside the property enjoys driveway with parking and garage. Steps at the side with paved patio and shed, further tiered garden to the rear garden with raised paved patio.

The property is delightfully situated in a popular and convenient residential location on the edge of Bingley town centre. Bingley town centre offers a range of shops and amenities, bars, restaurants and well respected primary and secondary schools. The location is also well served by excellent road and rail access to many West and North Yorkshire business centres which include Bradford and Leeds.













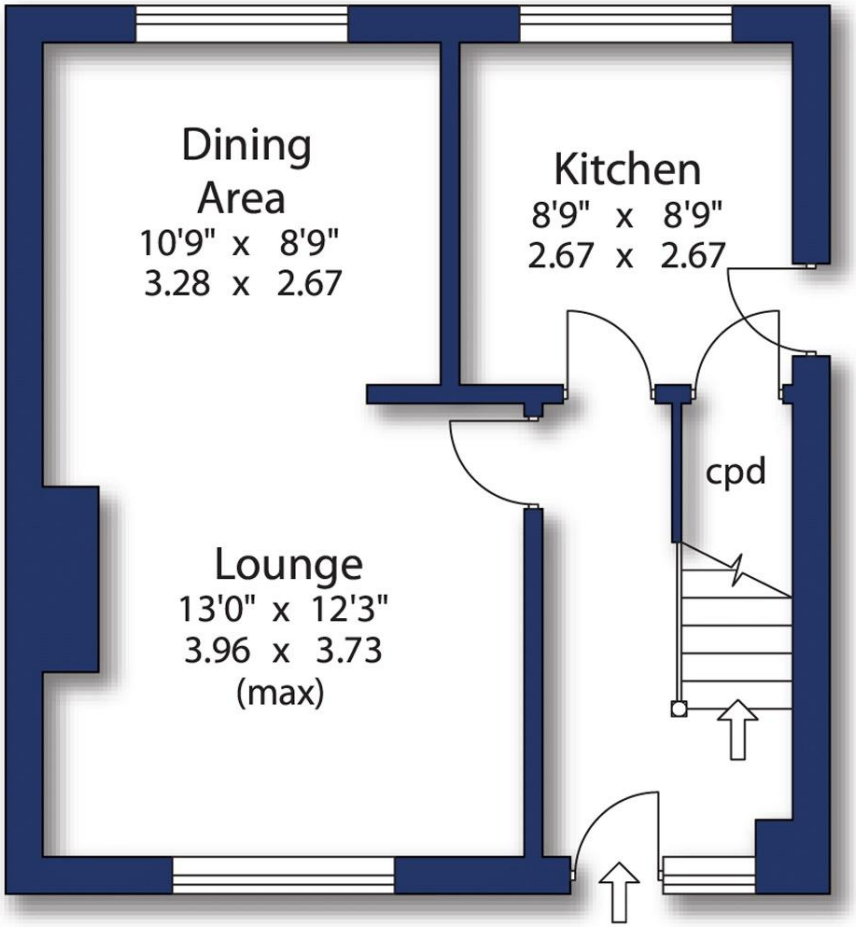




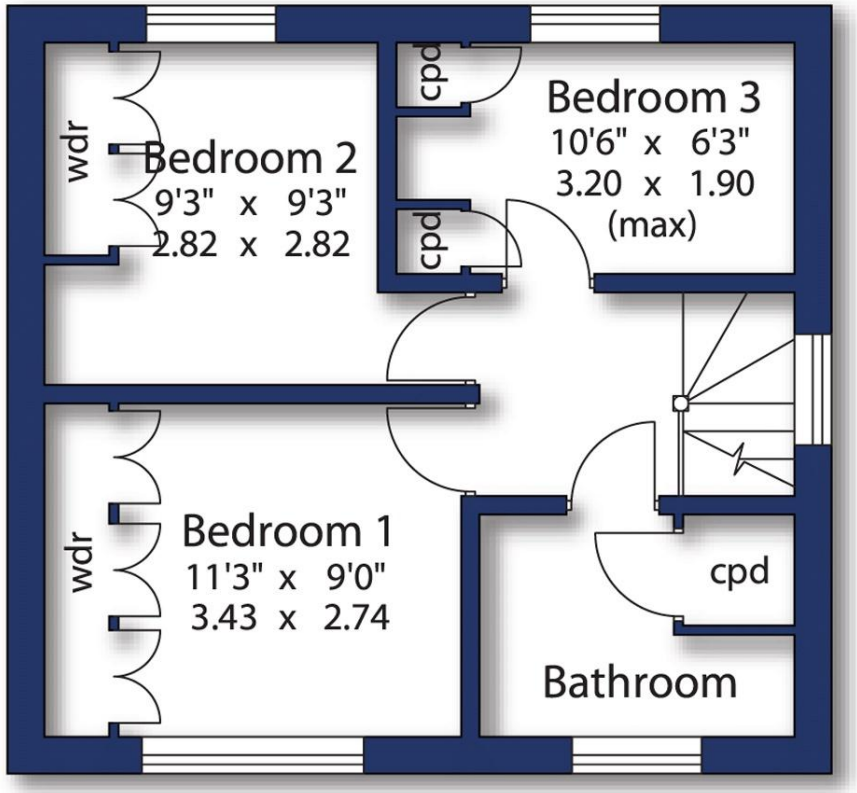




Floorplans



Ground Floor



First Floor

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Directions

From Dacre Son & Hartley Bingley office proceed up Park Road in the direction of Eldwick turning left on to Hall Bank Drive where the property will be seen on the right hand side easily identified by our for-sale board.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, mains services, Parking 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

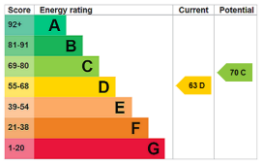
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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.

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