

Littlebeck, 132 Gilstead Lane, Bingley, West Yorkshire, BD16 3LN

An outstanding five-bedroom executive style stone built detached residence offering beautifully presented and deceptively spacious family living accommodation occupying a secluded and private position enjoying excellent gardens delightfully situated within a first-class residential location.

93 Main Street, Bingley, West Yorkshire, BD16
2JA

Tel: 01274 560421

Email: bingley@dacres.co.uk

dacres.co.uk





Littlebeck, 132 Gilstead Lane, Bingley, BD16 3LN

Ilkley 5 miles, Skipton 14 miles, Leeds 18 miles (all distances approximate)

Guide Price: £1,195,000

Accommodation

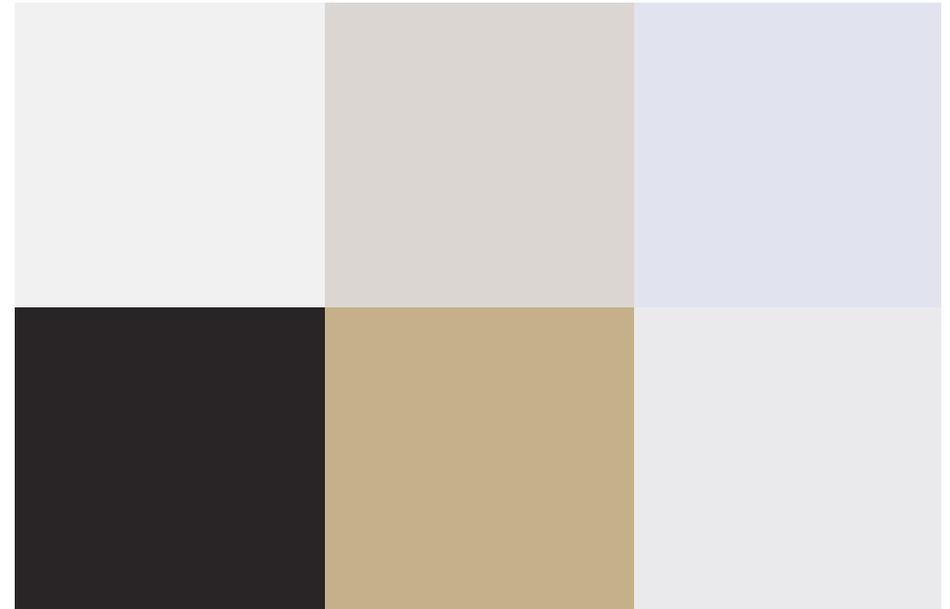
- Stunning stone-built residence
- Spacious living accommodation
- Five bedrooms, five reception rooms
- Luxury kitchen, bathroom and en suite facilities
- Hot tub, cinema room and Gym
- Beautiful, landscaped gardens
- Triple garage block
- Prestigious residential location

General Remarks

Littlebeck will almost certainly appeal to the more discerning purchaser seeking a beautiful home of an individual nature and elegance. The rather deceptive nature of the property offers any would be purchaser versatile and flexible family living accommodation planned over two floors. Internally the property boasts superior and luxury specification to the dining kitchen, bathroom and ensuite facilities together with superb bar with games area and cinema room / gymnasium. The property also includes gas heating, under floor heating, uPVC double glazing, surround sound system and alarm.

Other notable key features include natural stone construction, stone mullion windows, solid oak wood flooring, skirting boards and architraves, oak doors, beautiful, winged staircase with galleried landing, Inglenook style fireplace with wood burning stove. The property will almost certainly appeal to the more discerning purchaser seeking a home of quality and distinction and will meet and possibly exceed the demands of most buyers.

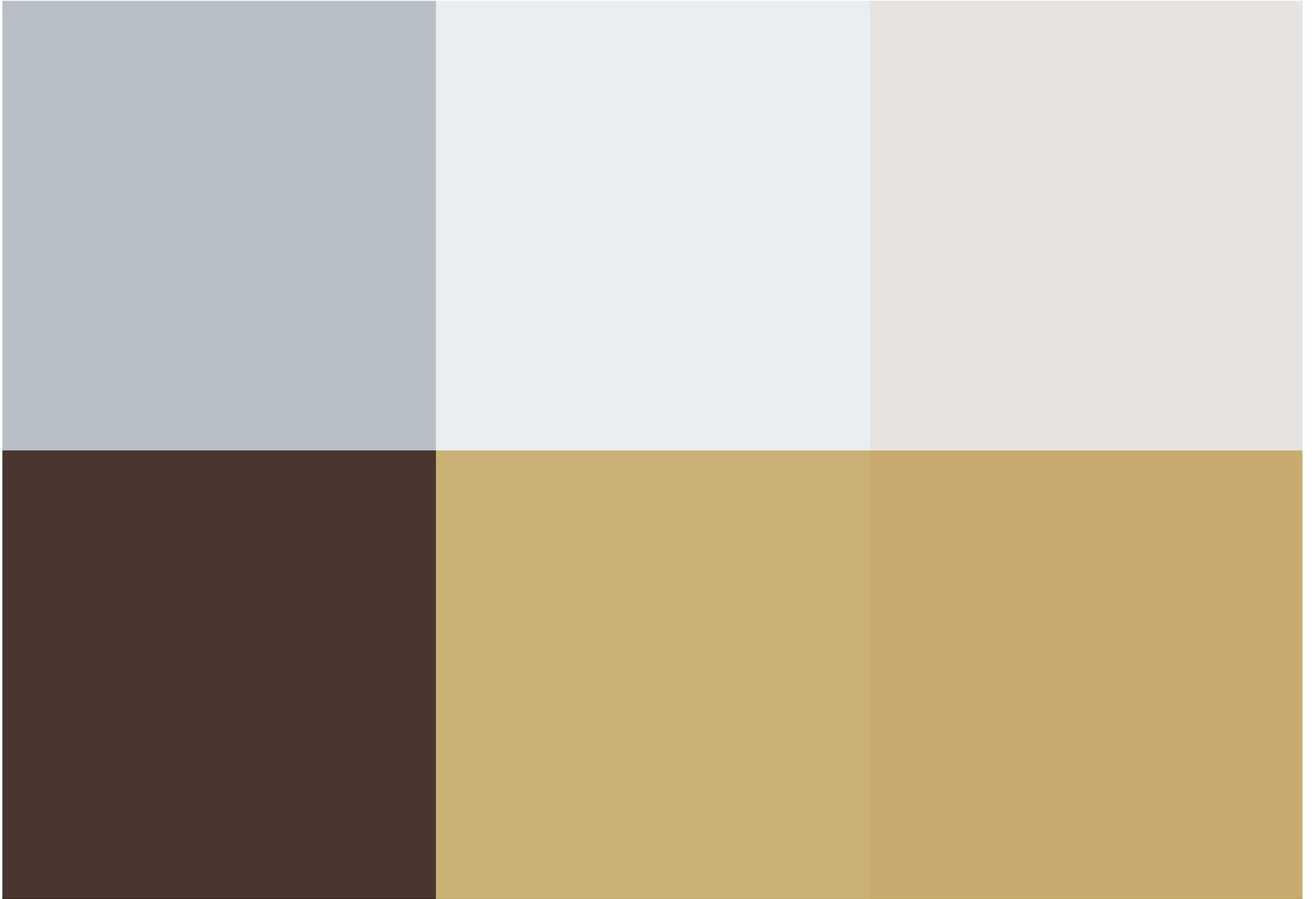
The property also offers flexible and versatile family living accommodation and offers any would be purchasers the opportunity to create a separate annexe or teenage suite for a dependant relative if required.

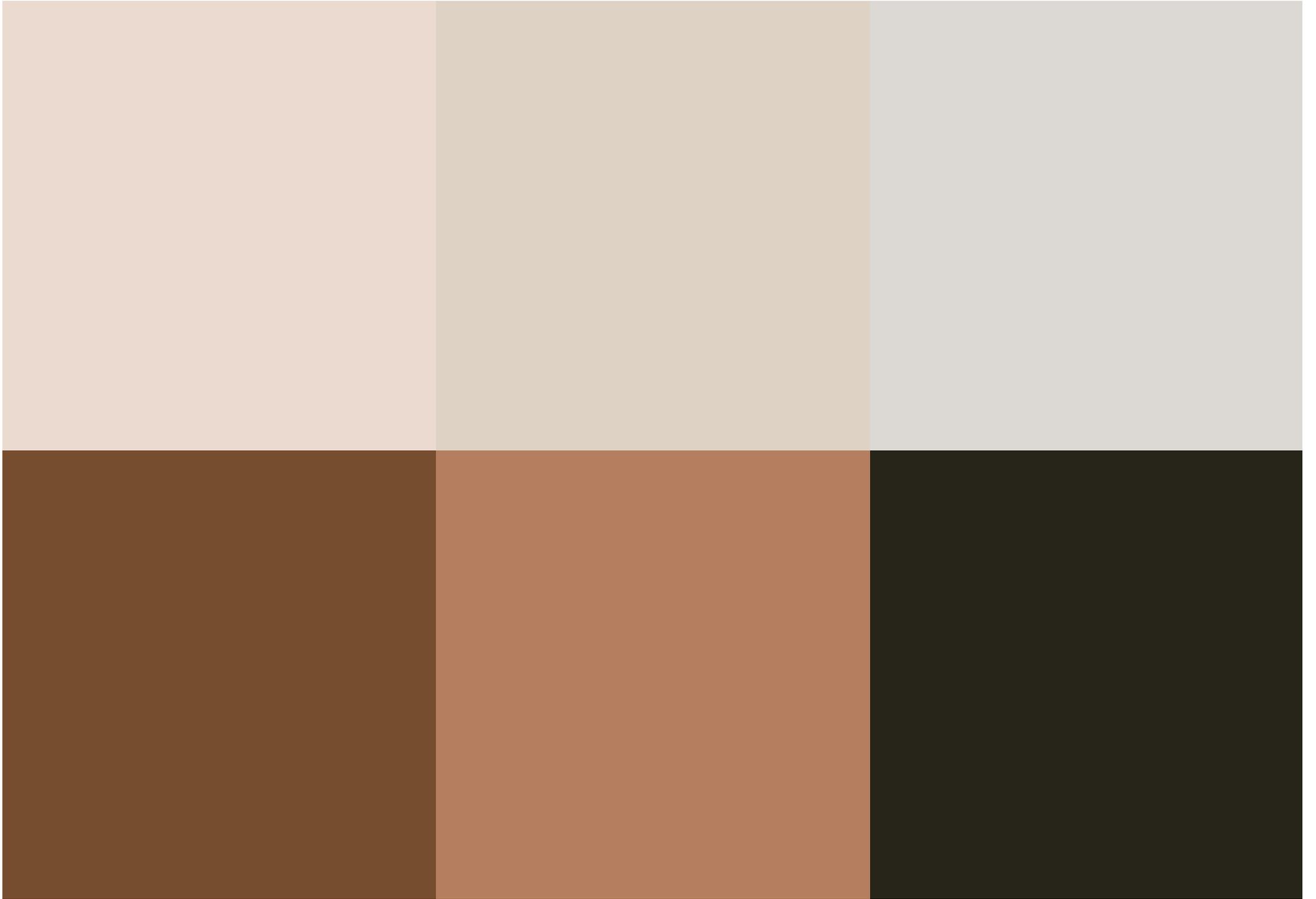


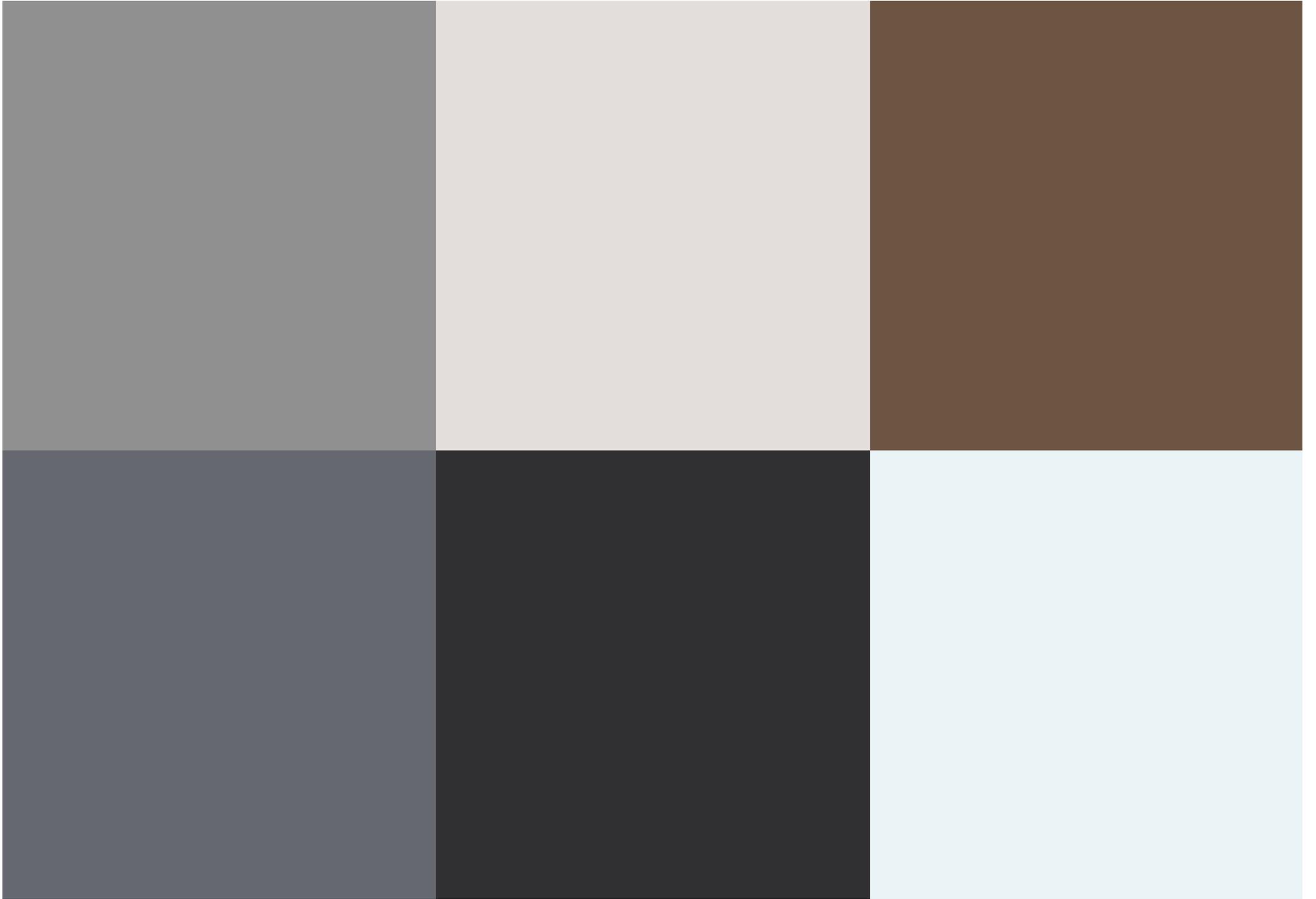
Outside the property is approached via a private driveway with remote controlled gateway leading to extensive private driveway, triple garage and is surrounded by beautifully presented landscaped gardens with mature trees, flowerbeds, shrubs and paved patio with seating areas enjoying a fine aspect with feature stream.

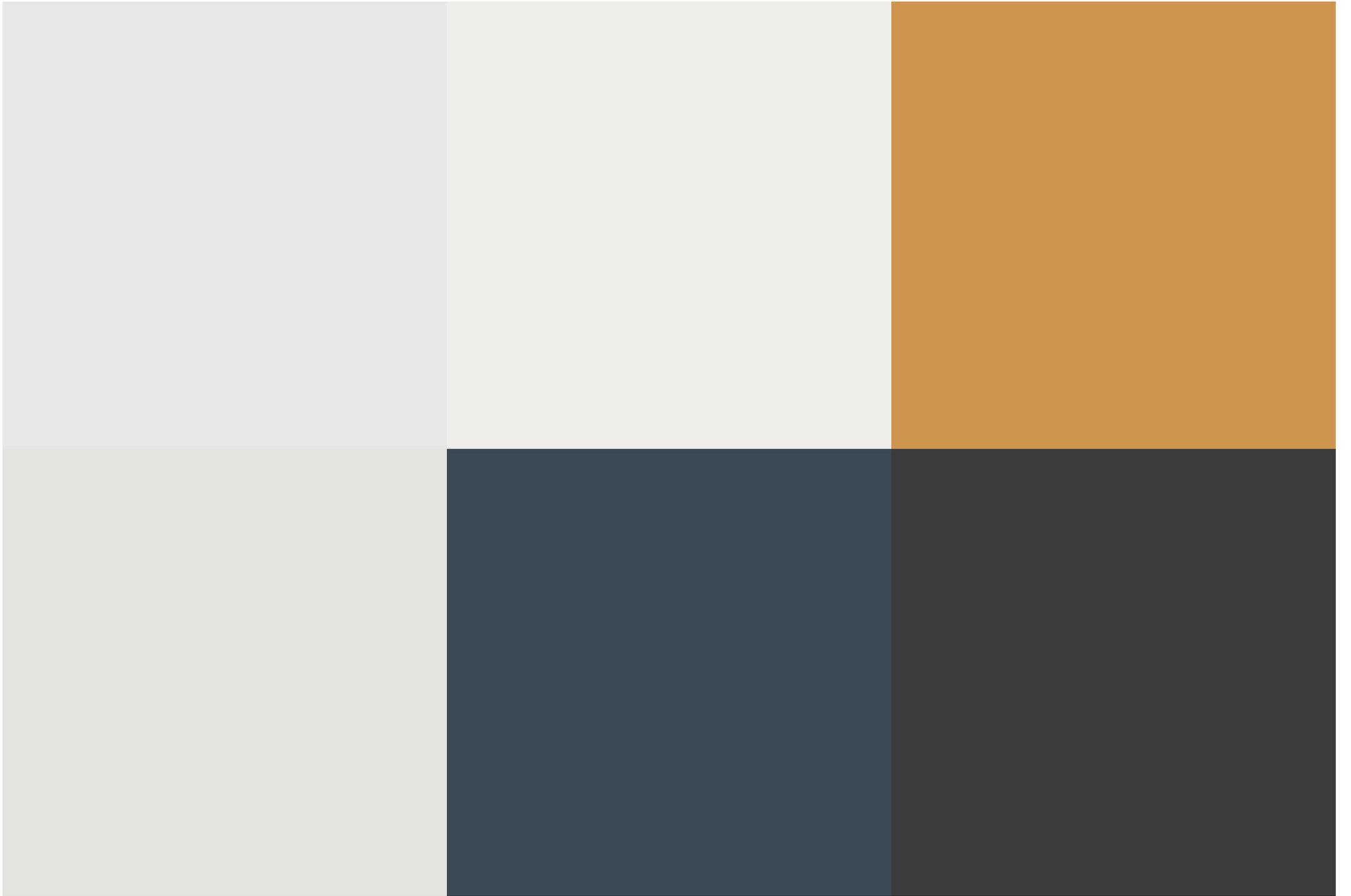
Littlebeck is situated in one of Bingley's premier and prestigious residential locations with many high calibre and well-established properties on the perimeter of Gilstead and Eldwick Village. The locality is surrounded by scenic countryside with moorland and nearby beauty spot of Shipley Glen and Baildon Moor. Gilstead and Eldwick Villages has a local shop and amenities, well respected primary school, traditional public houses and recreational areas.

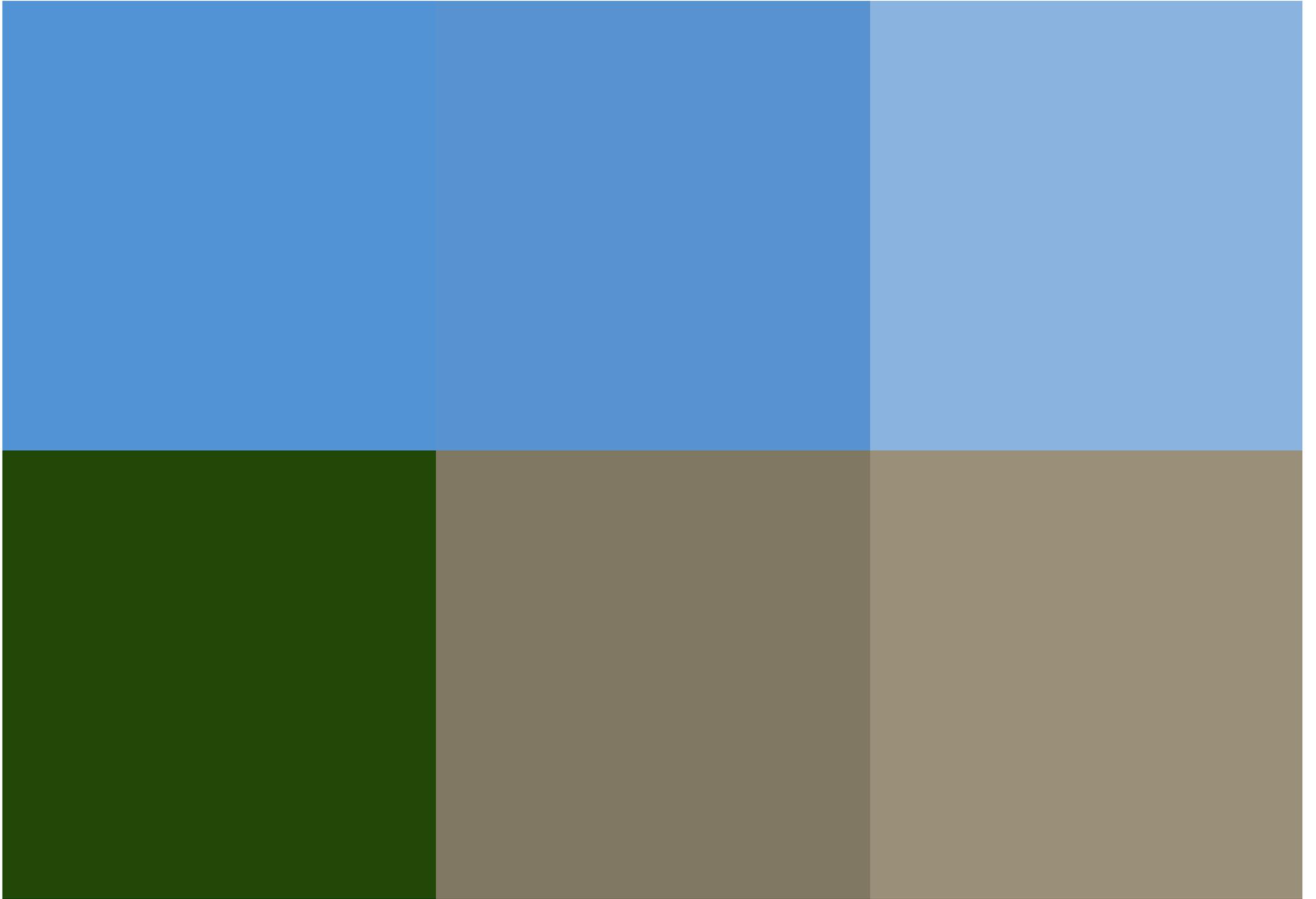
Bingley town centre is approximately 1.5 miles distant with its range of shopping facilities, bars and restaurants and also benefits from excellent road and rail links to other West Yorkshire business centres which include Bradford and Leeds.

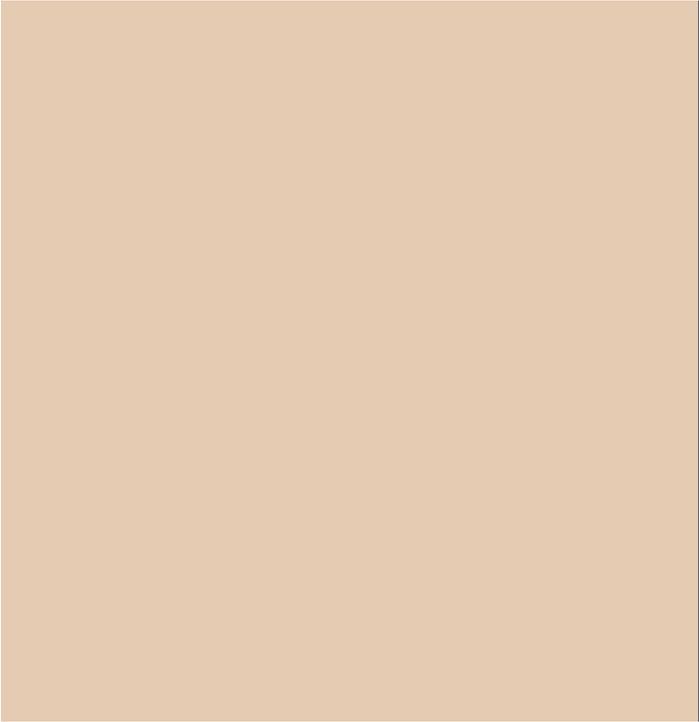


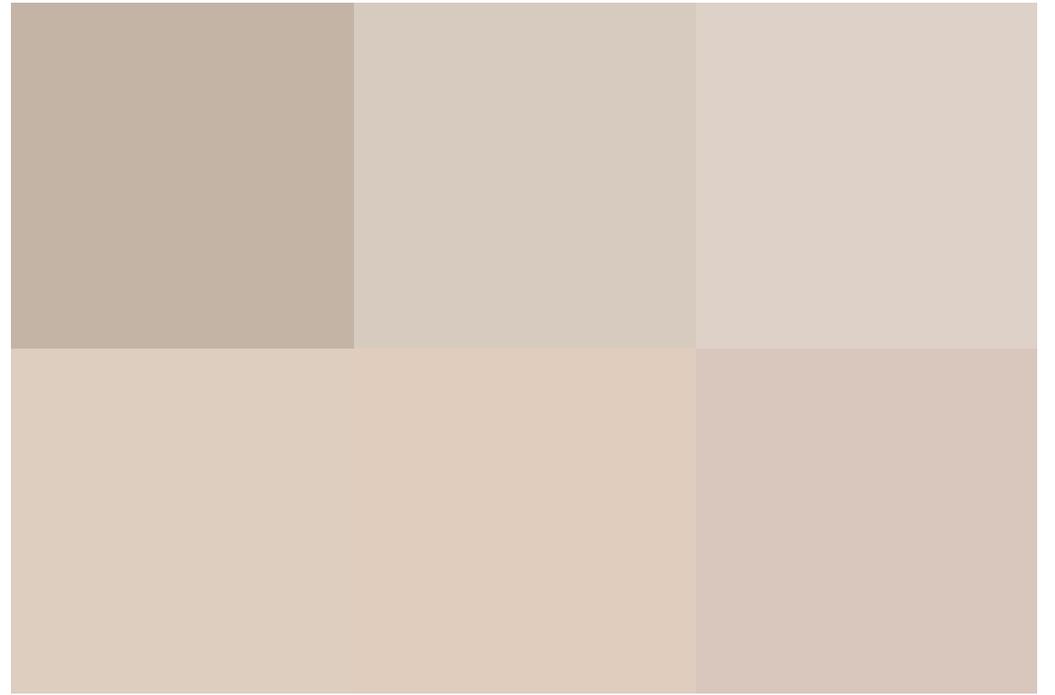
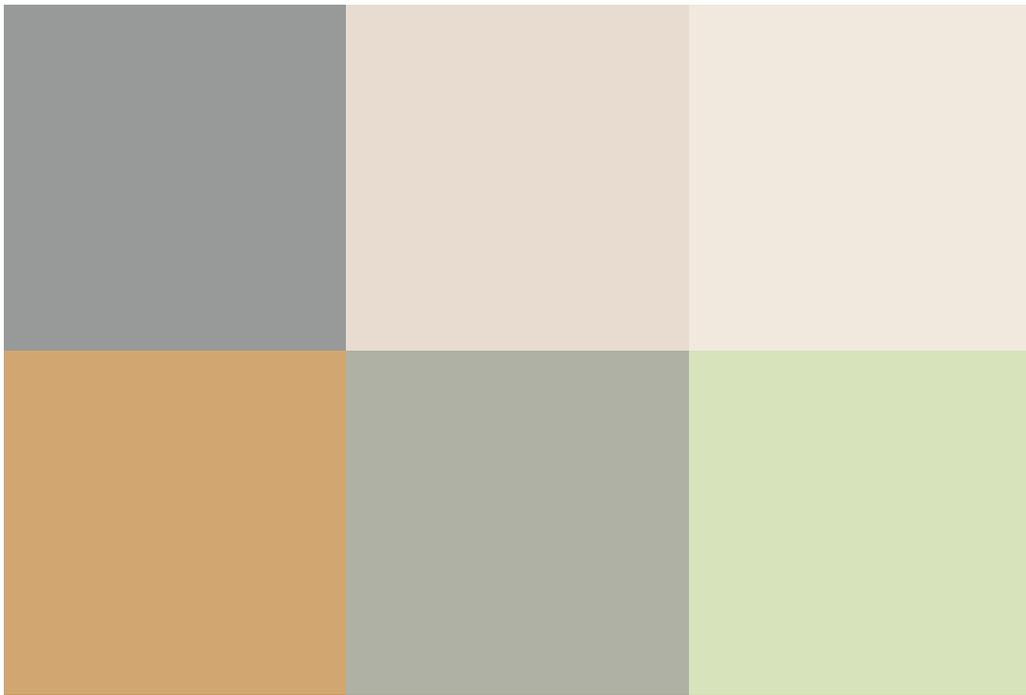
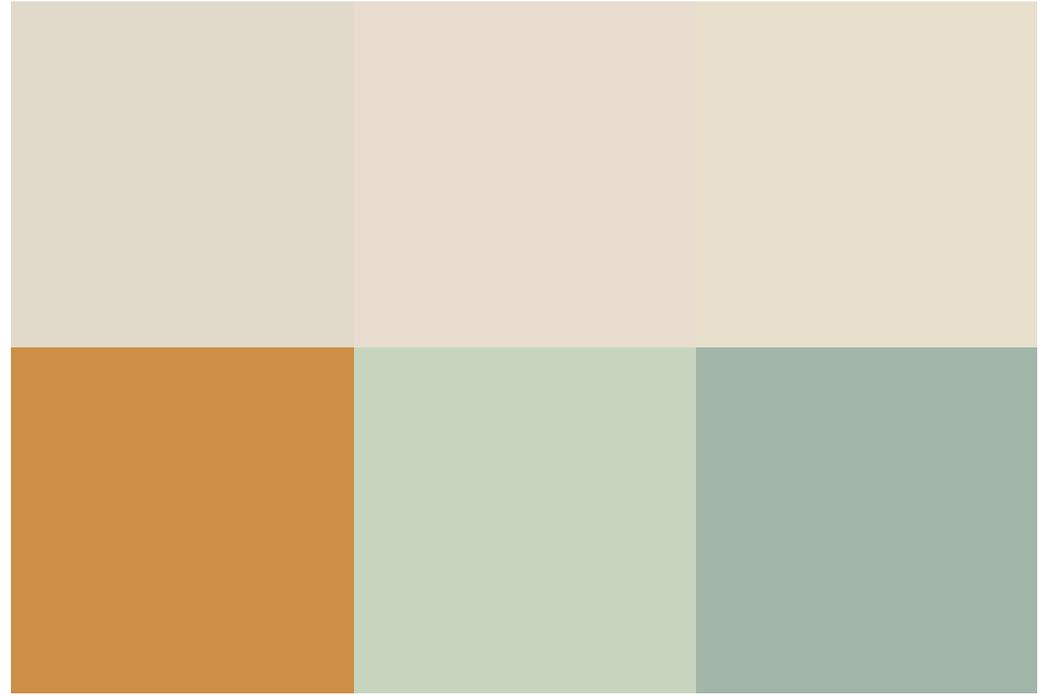
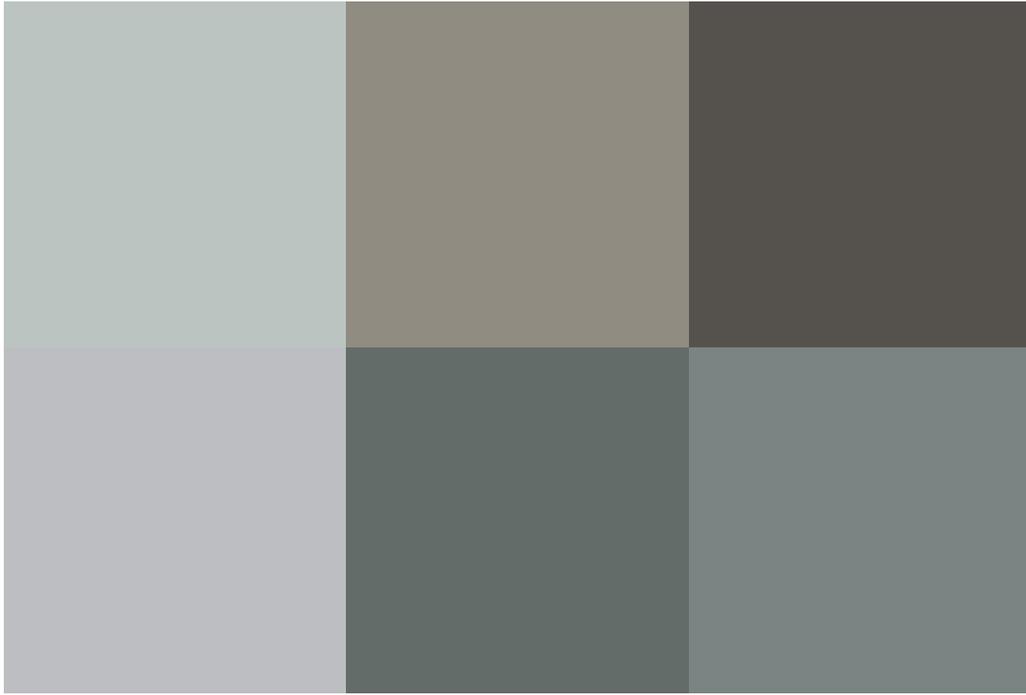






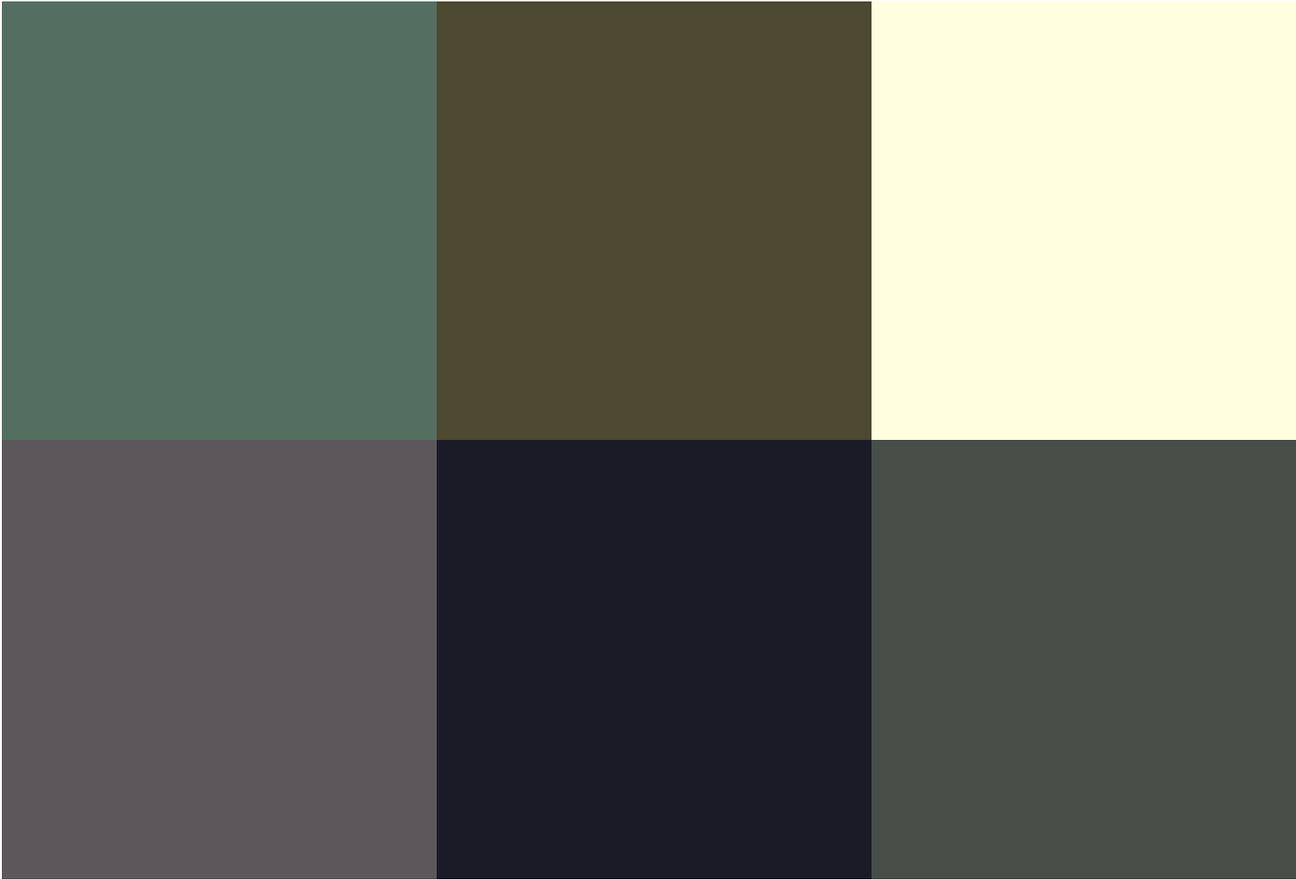




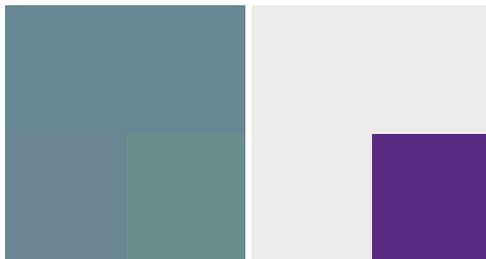
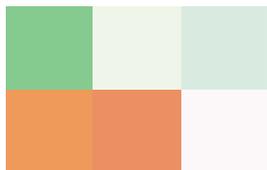


Floorplans





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.



Directions

From Dacre Son & Hartley's Bingley office proceed up Park Road in the direction of Eldwick and Gilstead. At the top of Park Road turn right at the mini roundabout continue along Warren Lane passing the two mini roundabouts. Bear left onto Gilstead Lane, continue down the hill and just before The Glen public house bear right into a private driveway the gates will be seen straight ahead.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, main services, parking , triple 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.

Dacres Ref: CSC250344

