



Principals House, 2 College Gardens, Bingley, BD16 4NZ

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

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2JA

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

Guide Price: £935,000

Accommodation

PLEASE MANUALLY INPUT AN ACCOMMODATION SUMMARY HERE

General Remarks

Delightfully situated within an idyllic setting is a beautifully presented five /six-bedroom stone built detached residence offering superb family living accommodation planned over four floors. The rather deceptive nature of the property offers any would-be purchaser versatile and flexible living accommodation and will almost certainly appeal to the more discerning purchaser seeking a home of distinction.

The property also boasts high quality kitchen, bathroom and ensuite facilities together with a combination of gas heating, Gas under floor heating, sealed unit double glazing and monitored alarm system. Other features include solid oak wood flooring, skirting boards, architraves, oak veneer doors, feature oak staircase, gymnasium, large family room and large integral garage with electric doors.



Outside the property is approached via electronically controlled gates to three individually designed high quality properties, with large block paved driveway with parking for several vehicles leading to garage and superb gardens.

College Gardens is situated in one of Bingley's premier residential locations along with other high calibre properties within the vicinity. Bingley town centre is approximately one mile distant with its range of shops and amenities, bars, restaurants, well respected primary and secondary schools and excellent road and rail links to other West and North Yorkshire business centres which include Ilkley, Bradford and Leeds.







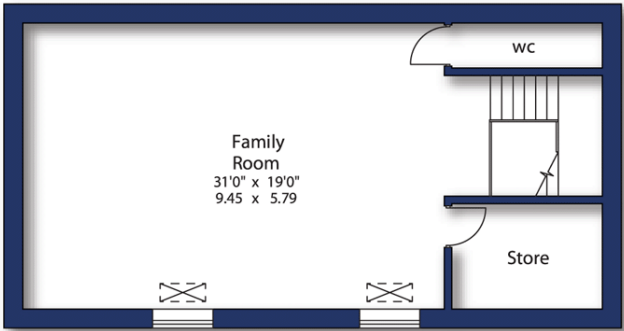




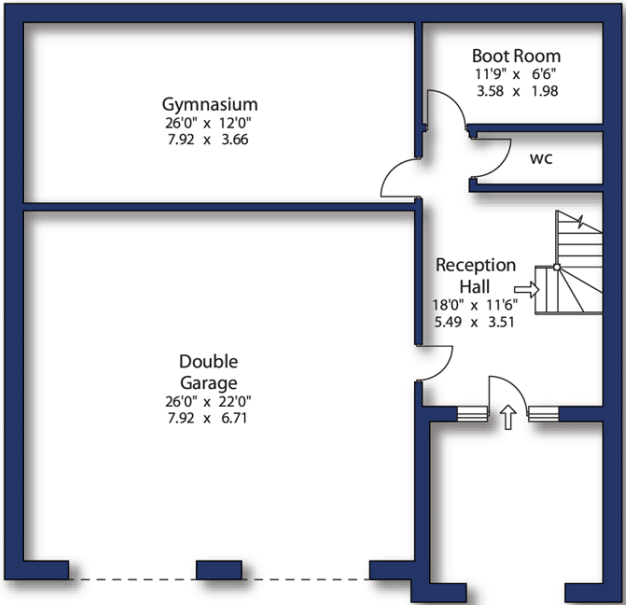




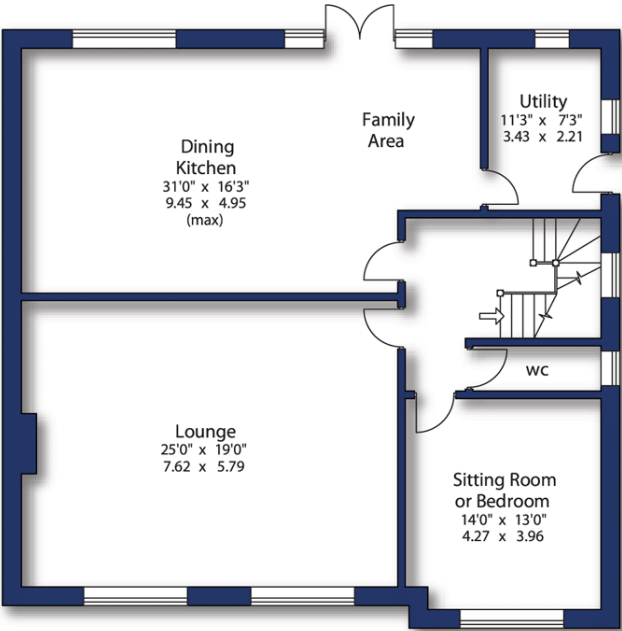
Floorplans



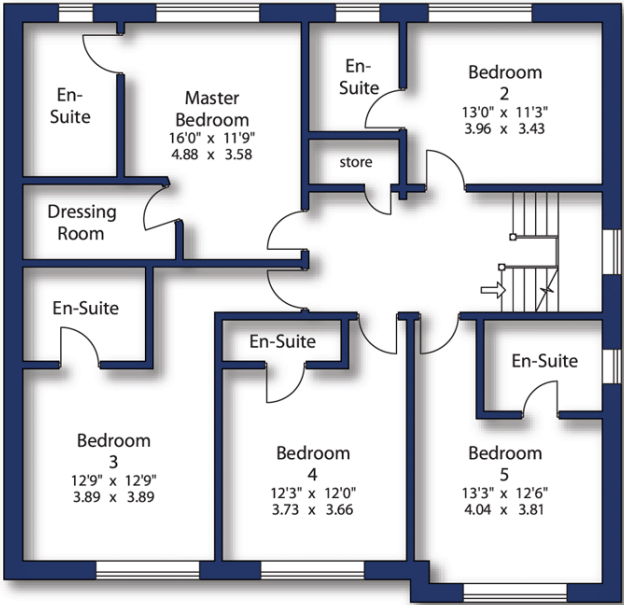
Second Floor



Lower Ground Floor



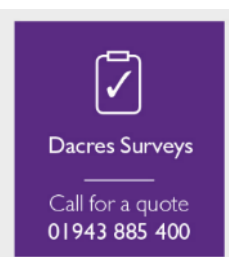
Ground Floor



First Floor



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Directions

From Dacre Son & Hartley's Bingley office continue up Park Road in the direction of Eldwick turning left at the Prince of Wales Park onto Lady Lane. A little further on College Gardens will be seen on the right hand side.

What3Words

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band is currently G

Tenure, Services & Parking

- Freehold, main 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 £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: CSC230472

