

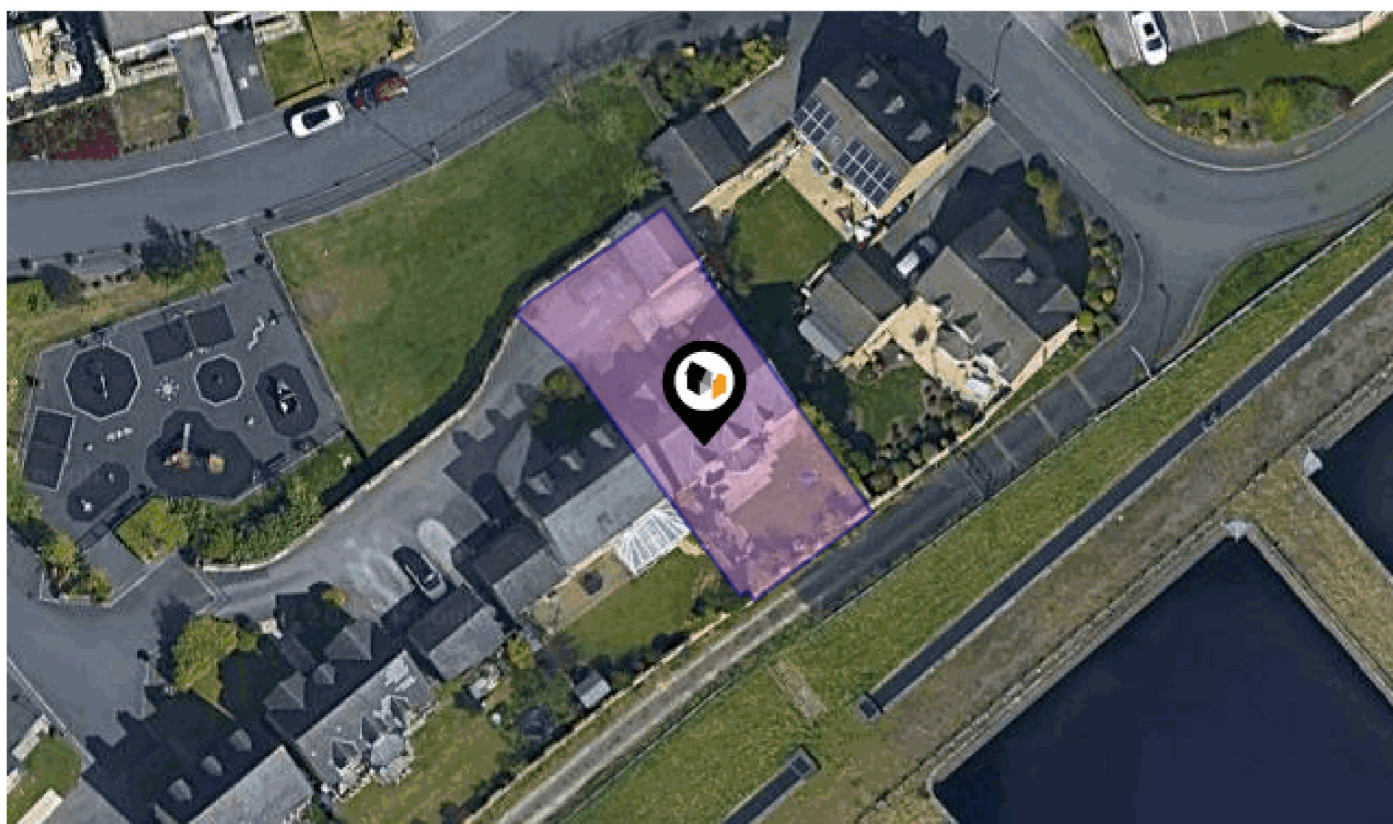


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MIR: Material Info

The Material Information Affecting this Property

Friday 07th February 2025



30, ARNHEM CLOSE, BINGLEY, BD16 3JX

Price Estimate : £550,000

KM Maxfield

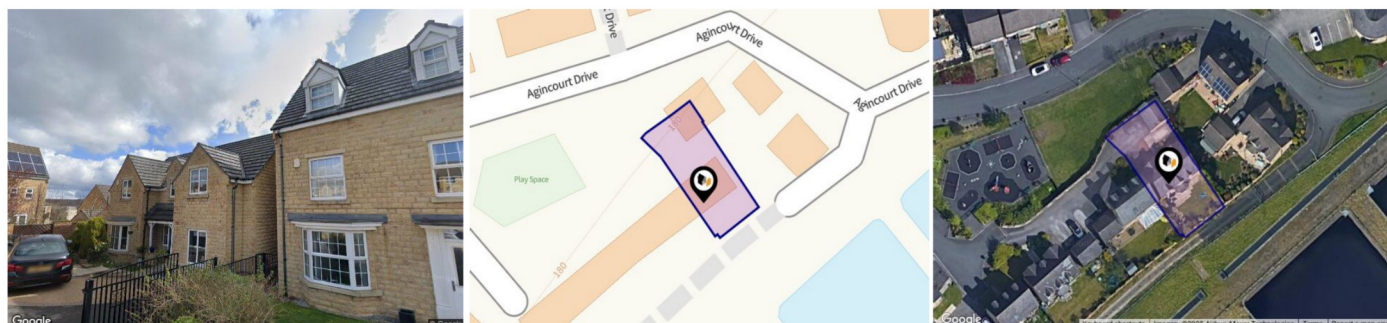
KM Maxfield Estate Agents, 55 Bingley Road, Saltaire, BD18 4SB

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saltaire@kmmaxfield.com

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Property

Type:	Detached	Last Sold Date:	26/07/2016
Bedrooms:	4	Last Sold Price:	£380,000
Plot Area:	0.1 acres	Last Sold £/ft²:	£217
Year Built :	2003-2006	Price Estimate:	£550,000
Council Tax :	Band F	Rental Estimate:	£2,100
Annual Estimate:	£2,969	Yield:	4.58 %
Title Number:	WYK795034	Tenure:	Freehold
UPRN:	10002323947		

Local Area

Local Authority:	Bradford
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	67 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



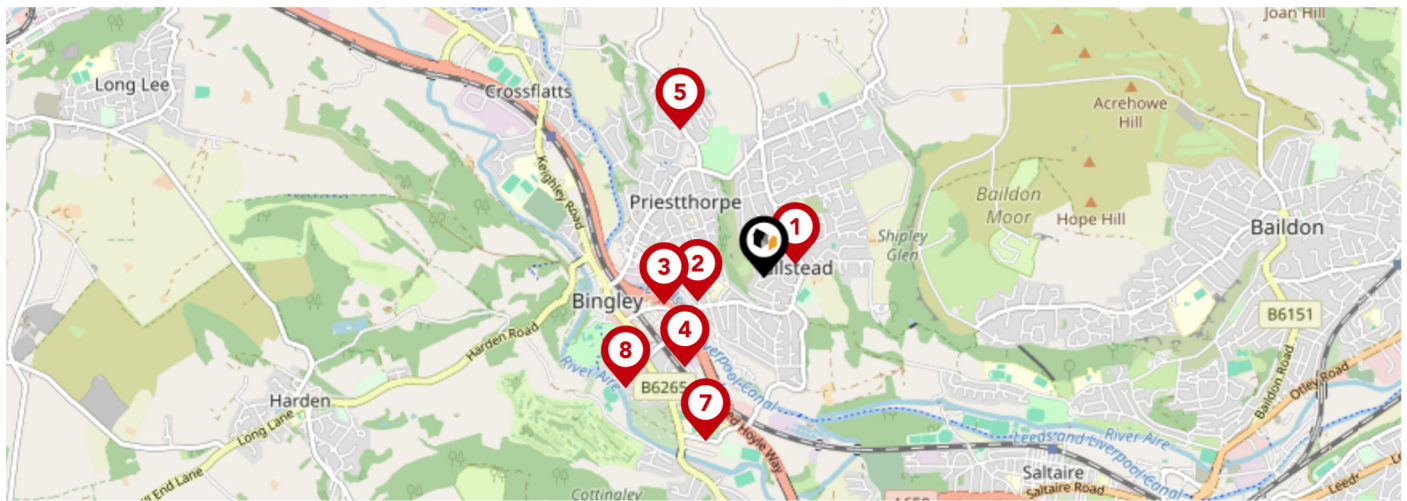
Planning records for: **2 Arnhem Close Gilstead Bingley West Yorkshire BD16 3JX**









Reference - 15/07547/HOU	
Decision:	Granted
Date:	21st December 2015
Description:	Single storey rear extension

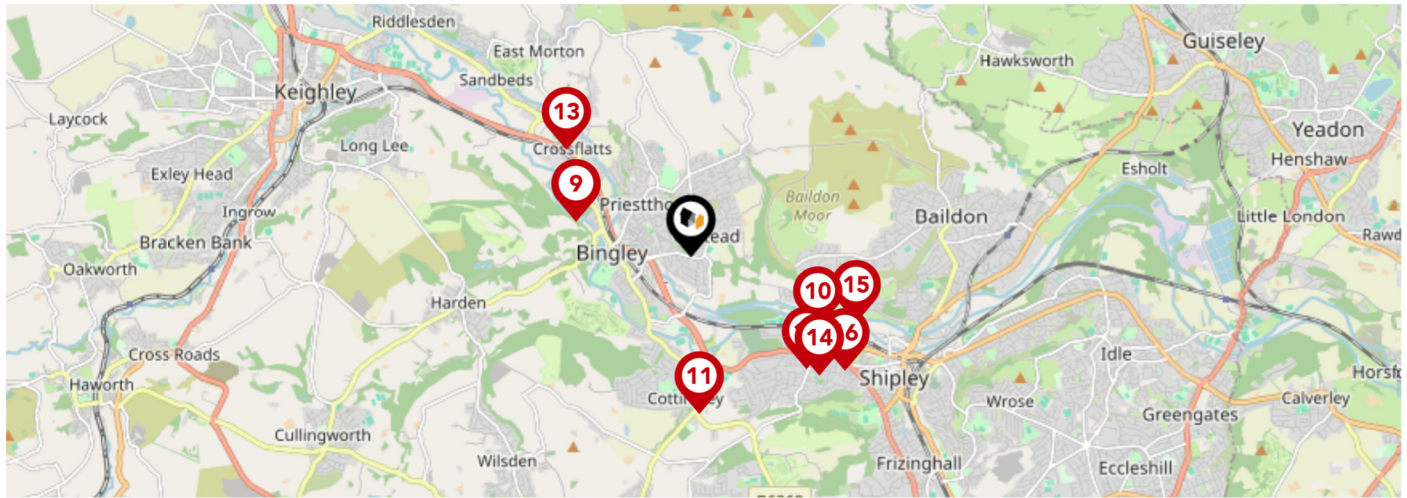
Reference - 15/07547/NMA01	
Decision:	Granted
Date:	21st December 2016
Description:	Non material amendment to planning permission 15/07547/HOU dated 10.02.2016: Single storey rear extension









Planning records for: **28 Arnhem Close Eldwick Bingley West Yorkshire BD16 3JX**

Reference - 05/03540/PHH	
Decision:	Decided
Date:	25th May 2005
Description:	Conservatory to rear and convert garage into play room



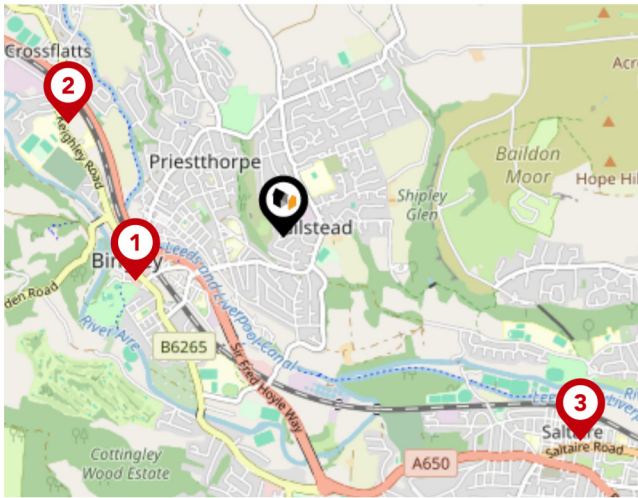
		Nursery	Primary	Secondary	College	Private
	Eldwick Primary School Ofsted Rating: Good Pupils: 547 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 183 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beckfoot Priestthorpe Primary School & Nursery Ofsted Rating: Good Pupils: 200 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trinity All Saints CofE VA Primary School Ofsted Rating: Good Pupils: 213 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lady Lane Park School & Nursery Ofsted Rating: Not Rated Pupils: 140 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beckfoot School Ofsted Rating: Outstanding Pupils: 1631 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hazelbeck Special School Ofsted Rating: Outstanding Pupils: 155 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Myrtle Park Primary Ofsted Rating: Good Pupils: 233 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Bingley Grammar School Ofsted Rating: Good Pupils: 1932 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Titus Salt School Ofsted Rating: Good Pupils: 1451 Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dixons Cottingley Academy Ofsted Rating: Good Pupils: 872 Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hirst Wood Nursery School Ofsted Rating: Good Pupils: 84 Distance:1.42	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crossflatts Primary School Ofsted Rating: Good Pupils: 465 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Saltaire Primary School Ofsted Rating: Good Pupils: 418 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Baildon Glen Primary School Ofsted Rating: Not Rated Pupils: 171 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shipley College Ofsted Rating: Requires improvement Pupils:0 Distance:1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

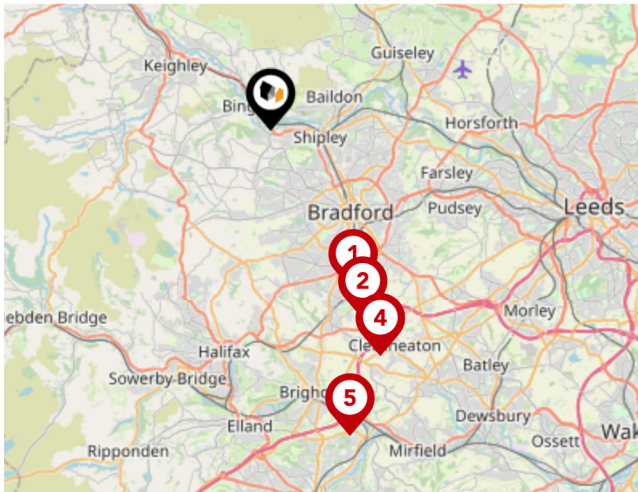
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Bingley Rail Station	0.67 miles
	Crossflatts Rail Station	1.06 miles
	Saltaire Rail Station	1.58 miles



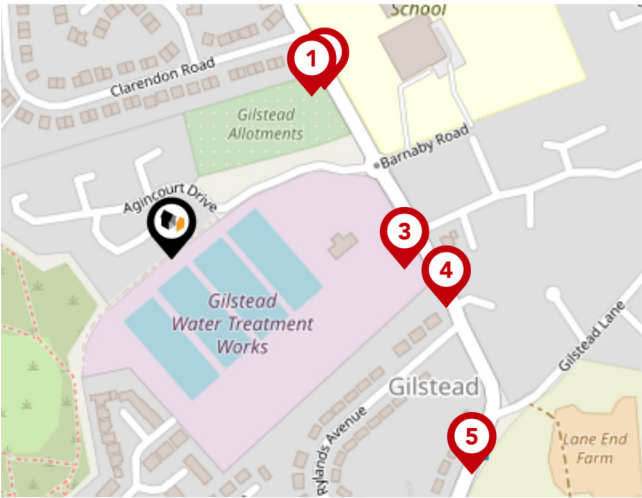
Trunk Roads/Motorways

Pin	Name	Distance
	M606 J3	6.39 miles
	M606 J2	7.38 miles
	M606 J1	8.84 miles
	M62 J26	8.86 miles
	M62 J25	11.11 miles



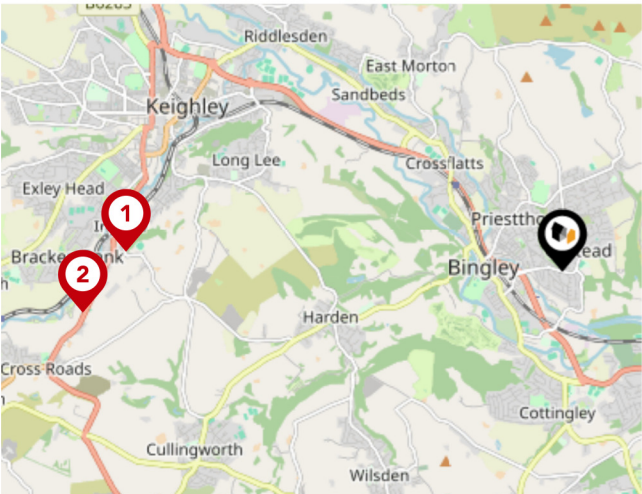
Airports/Helipads

Pin	Name	Distance
	Leeds Bradford Airport	6.7 miles
	Manchester Airport	38.55 miles
	Teesside Airport	48.33 miles
	Finningley	41.97 miles



Bus Stops/Stations

Pin	Name	Distance
1	Eldwick Primary School	0.12 miles
2	Eldwick Primary School	0.13 miles
3	Warren Lane Swan Ave	0.13 miles
4	Warren Lane Swan Ave	0.15 miles
5	Gilstead Lane Warren Ln	0.2 miles



Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	3.81 miles
2	Damems (Keighley & Worth Valley Railway)	4.21 miles



KM Maxfield

KM Maxfield is a modern independent estate agency with traditional values. Our office is situated in the 'World Heritage Site' of Saltaire, a beautiful area that we know like the back of our hands. We take pride in providing a personal and professional service. Our expertise expands across residential sales, lettings & property management and auctions, to working alongside financial advisors and conveyancers.

Our philosophy is simple. We keep the lines of communication open. Our experience tells us that being friendly, approachable and offering sound advice, is the only reliable way of building trust. We have an array of awards and titles under our belts including our Director, Karen Maxfield having been the first ever Lady President of the Bradford & District Auctioneers & Estate Agents Association.



Karen Maxfield MNAEA – Director

Karen has been a local estate agent for many years where she established a reputation for professional integrity and excellence. In 2005 she won the coveted NAEA Young Estate Agent of the Year Award in association with TTC training and was the 2010 first ever Lady President of the Bradford & District Auctioneers & Estate Agents Association.

Qualified in Level 2 & 3 Sale of Residential Property and is a member of the National Association of Estate Agents. The NAEA was established with the goal of upholding good practice and high professional standards in UK estate agency.

Karen was one of the founding Directors of Maxwells Residential Ltd before deciding to move on and put her own name above the door. She says "We are a modern, forward thinking estate agency which is based on traditional estate agency values. We can make a difference to our clients by providing a professional service that they can trust."

Testimonial 1



Thank you Karen and everybody at Maxfields for making the sale of our flat so easy. Your service help and kindness was very much appreciated. Would recommend Maxfields with no hesitation whatsoever.!

Testimonial 2



"I am writing to thank you for all your help in selling my mums house. We chose Maxfields because we thought your valuation was honest and accurate and you proved us right. You kept us informed every step of the way and have provided a thoroughly professional and caring service."

Testimonial 3



"I would recommend 'Maxfield' estate agents to anyone. I have never met a company so friendly and helpful. We put our house on the market and under a week it had sold. The kindness, help and advice was fantastic from such a warm family business. Many thanks."



/km.maxfield



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Data Quality

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