

FOR SALE

£450,000 Freehold



8 Falcon Gardens, Bingley, West Yorkshire. BD16 4FJ

- 4 Bed Modern Semi Detached - Built 2018
- Living Room - Family Dining Kitchen
- Downstairs W.C - Utility Room
- En-Suite Shower Room - Drive & Garage
- Gardens - Well Regarded Residential Area
- Close to Five Rise Locks
- Remainder of a 10 Year NHBC Guarantee



PROPERTY DESCRIPTION

Built in 2018 is this beautifully presented 4 bedroom semi detached, situated in a quiet cul-de-sac in a sought after residential area in Bingley. Built by a local builder who is renowned for his quality builds and there is a the remainder of a 10 year NHBC guarantee. This is one of only 6 properties that form Falcon Gardens. There are countryside walks on the doorstep, with the Leeds Liverpool canal and Five Rise Locks close by. The train station in Bingley makes the journey into Leeds, only a 20 minute commute away.

The property briefly comprises; entrance hall, downstairs w.c, living room, spacious open plan dining kitchen and utility to the ground floor. Three bedrooms and family bathroom to the first floor. Master bedroom suite with en-suite to the second floor. Outside, there are gardens front and rear with driveway and single garage.

Internal viewing is essential to appreciate the size and quality of the accommodation on offer. Council tax band E.

Information obtained from Sprift Technologies Ltd, who aggregate data from a wide variety of sources including Ofcom and indicates that an internet connection is available from at least one providers. Broadband (estimated speeds) Standard 4 mbps, Superfast 1000 mbps. Satellite & Cable TV Availability is through Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UKs four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>



ROOM DESCRIPTIONS

Entrance Hall

Double glazed entrance door and window to the front. Tiled floor and radiator. Stairs to the first floor.

Downstairs W.C

2 piece contemporary suite in white comprising of vanity sink unit and back to wall pan w.c. Heated towel rail, part tiled walls and tiled floor.

Living Room

Double glazed window to the front with fitted shutter blinds. Radiators and television point.

Dining Kitchen

Range of bespoke contrasting navy blue and white base and wall units having a complementary granite work surface over. Stainless steel sink unit with mixer tap. Built in dishwasher, wine cooler, fridge and freezer. Double electric oven, induction hob and extractor hood. Tiled floor and radiator. Central island breakfast bar. Double glazed bi fold doors and window to the rear.

Utility

Range of white base and wall units having a complementary work surface over. 1 1/2 bowl sink unit with mixer tap. Plumbing for washing machine, radiator and tiled floor. Double glazed window and door to the rear. Access into the garage.

First Floor

Landing

Double glazed window to the front with fitted shutter blinds. Stairs to the second floor.

Bedroom 2

Double glazed window to the rear and radiator.

Bedroom 3

Double glazed window to the front with fitted shutter blinds. Radiator.

Bedroom 4

Double glazed window to the rear and radiator. Hammond fitted wardrobes.

Family Bathroom

3 piece contemporary suite in white comprising of panelled bath, vanity sink set within a high gloss grey unit and back to wall pan w.c. Walk in shower. Heated towel rail, down lighters, extractor fan and double glazed window to the side.

Second Floor

Master Bedroom

Velux windows to both the front and rear. Radiator. Under eaves storage.

En-Suite Shower Room

Vanity sink unit and back to wall pan w.c. Tiled floor and fully tiled walls. Walk in shower.

Outside

Gardens

Block paved driveway leading to the single garage. Lawned area to the front with paved walkway. Enclosed lawned garden to the rear with fence boundaries. Paved walkways.

Garage

Single garage having an electric door. Power and light. Ideal gas boiler.

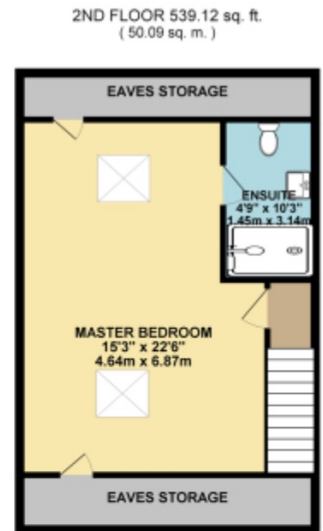
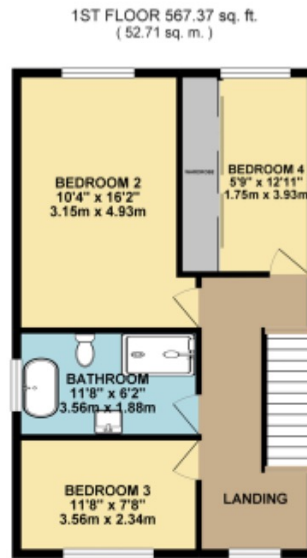
Agent's Notes:

Falcon Gardens is a private access road owned by Falcon Gardens Management Company. Each property owner is a Director of the company. Each property pays £600 per annum for the maintenance of the private road.

Please be aware that the land behind the property, Redrow and Bellway Homes have submitted plans to build between 420 & 440 houses on there. Whilst this has been turned down twice before, since 2019 there has been a decision pending. Please see the Bradford planning portal for further information ref: 19/03437/MAR



FLOORPLAN & EPC



TOTAL FLOOR AREA : 1915.80 sq. ft. (177.98 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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