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MIR: Material Info

The Material Information Affecting this Property

Wednesday 19th February 2025



8, FALCON GARDENS, BINGLEY, BD16 4FJ

Price Estimate : £450,000

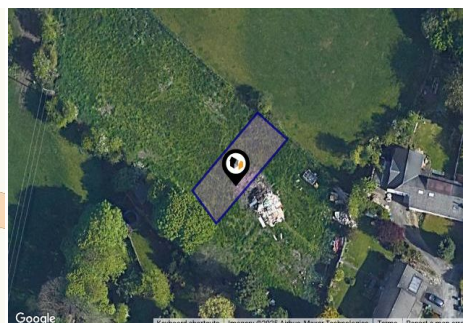
KM Maxfield

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

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www.kmmaxfield.com



Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,636 ft ² / 152 m ²
Plot Area:	0.06 acres
Council Tax :	Band E
Annual Estimate:	£2,512
Title Number:	YY109987
UPRN:	10093451254

Last Sold Date:	03/10/2018
Last Sold Price:	£350,000
Last Sold £/ft ² :	£213
Price Estimate:	£450,000
Rental Estimate:	£2,200
Yield:	5.87 %
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

14	1000
mb/s	mb/s
	

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



8, Falcon Gardens, BD16 4FJ

Energy rating

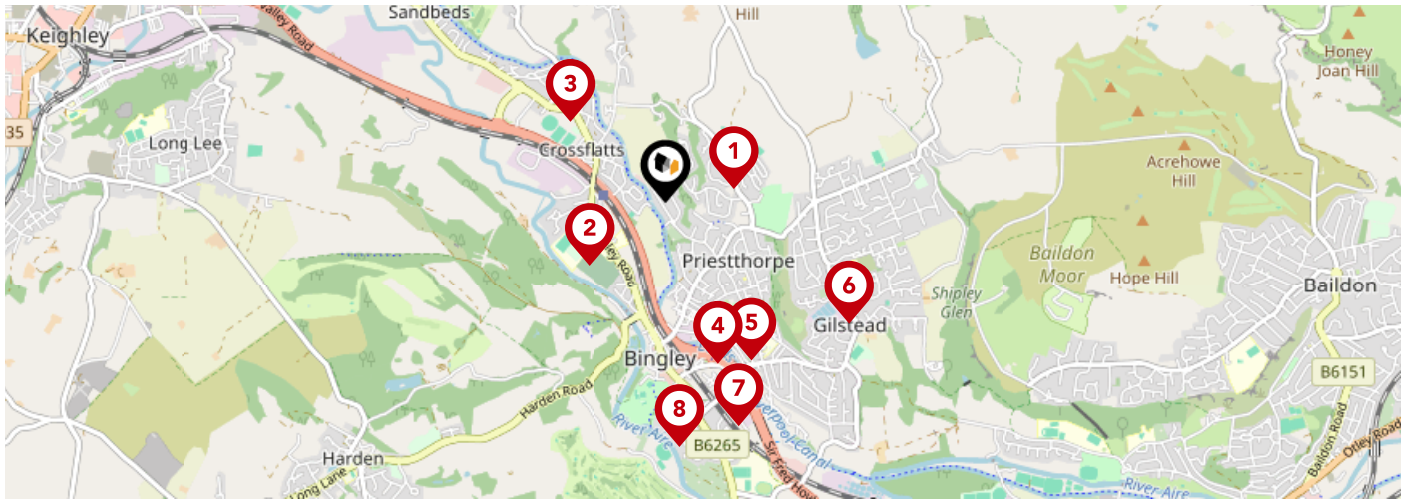
B

Valid until 29.08.2028

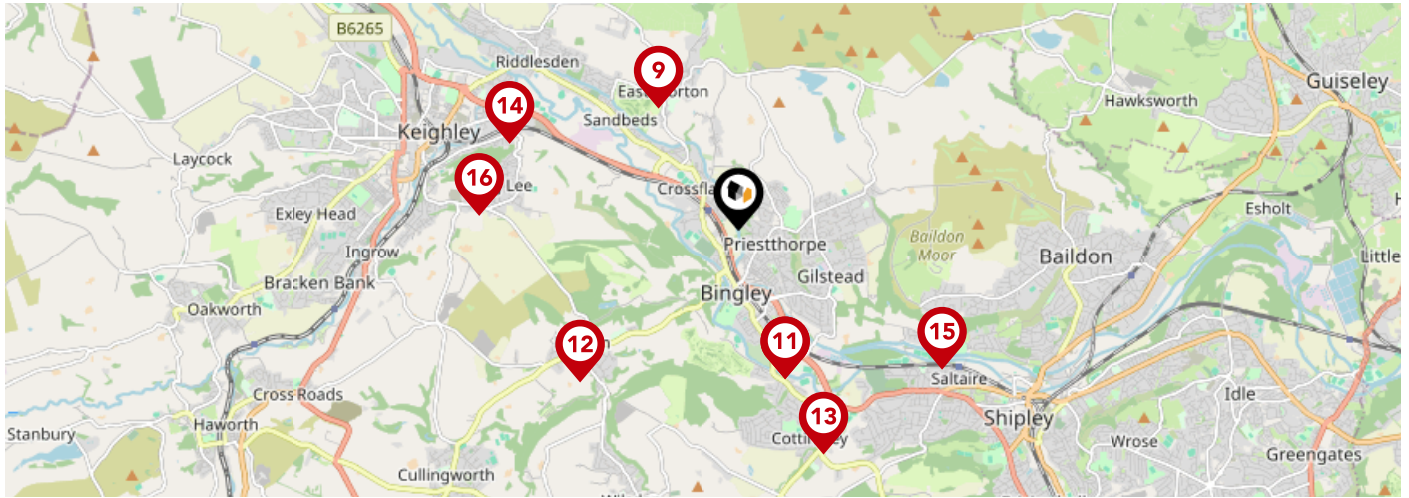
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m ² K
Total Floor Area:	152 m ²



		Nursery	Primary	Secondary	College	Private
1	Lady Lane Park School & Nursery Ofsted Rating: Not Rated Pupils: 140 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bingley Grammar School Ofsted Rating: Good Pupils: 1932 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Crossflatts Primary School Ofsted Rating: Good Pupils: 465 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Beckfoot Priestthorpe Primary School & Nursery Ofsted Rating: Good Pupils: 200 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Joseph's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 183 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Eldwick Primary School Ofsted Rating: Good Pupils: 547 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Trinity All Saints CofE VA Primary School Ofsted Rating: Good Pupils: 213 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Myrtle Park Primary Ofsted Rating: Good Pupils: 233 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	East Morton CofE Primary School Ofsted Rating: Good Pupils: 230 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beckfoot School Ofsted Rating: Outstanding Pupils: 1631 Distance:1.36	<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:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harden Primary School Ofsted Rating: Good Pupils: 213 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dixons Cottingley Academy Ofsted Rating: Good Pupils: 872 Distance:2.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Strong Close Nursery School Ofsted Rating: Good Pupils: 91 Distance:2.14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Titus Salt School Ofsted Rating: Good Pupils: 1451 Distance:2.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Long Lee Primary School Ofsted Rating: Good Pupils: 369 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

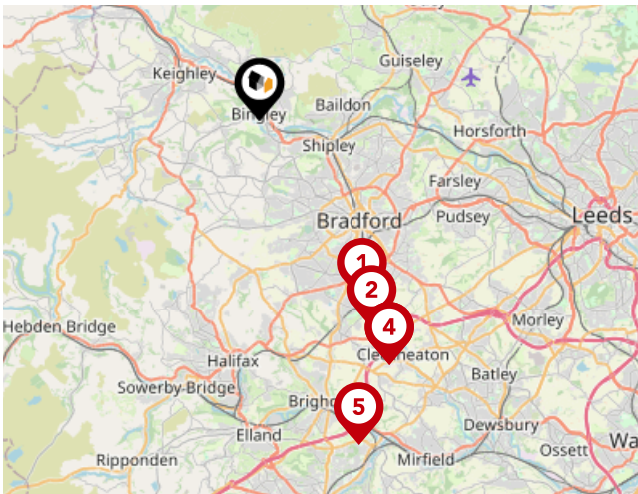
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Crossflatts Rail Station	0.29 miles
2	Bingley Rail Station	0.77 miles
3	Saltire Rail Station	2.46 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J3	7.22 miles
2	M606 J2	8.2 miles
3	M606 J1	9.66 miles
4	M62 J26	9.68 miles
5	M62 J25	11.85 miles

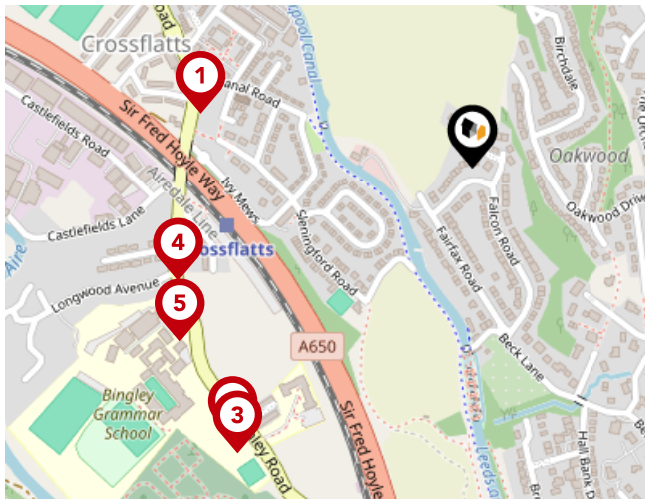


Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	7.28 miles
2	Manchester Airport	38.75 miles
3	Teesside Airport	47.99 miles
4	Finningley	42.85 miles

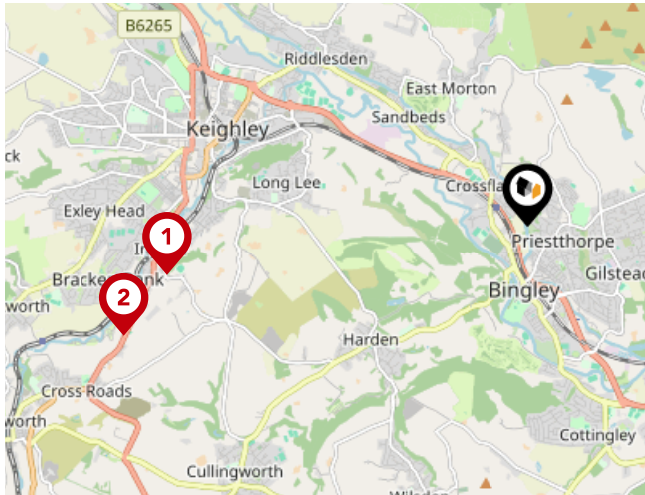
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Micklethwaite Lane	0.3 miles
2	Bingley Grammar School	0.4 miles
3	Bingley Grammar School	0.4 miles
4	Crossflatts Station	0.34 miles
5	Grammar School	0.37 miles



Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	3.17 miles
2	Damems (Keighley & Worth Valley Railway)	3.65 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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KM Maxfield

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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