



College Road, Bingley, BD16

Your Choice Estate Agents are pleased to offer a beautifully presented prestigious house in area of Bingley, on the much-desired College Road, a spectacular detached property is being offered for sale. Priced at offers in excess of £695,000, this imposing residence sets the standard for grandeur and prestige. With 5 substantial bedrooms, 4 luxurious bathrooms, and 2 elegant reception rooms, the property covers a generous three floors. This highly sought-after residence is entered on the ground floor which heralds the beginning of an exquisite journey of discovery through its remarkable spaces. The ground floor features a fully fitted, bespoke dining kitchen which will undoubtedly serve as the true heart of the home. This spectacular space is perfect for gatherings and boasts ample room for cooking, dining and entertaining. Moreover, there are two spacious reception rooms, offering a wealth of versatility to cater to a variety of family needs.

**Offers in Excess of
£695,000**

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: www.yourchoiceonline.co.uk



Your Choice Estate Agents are pleased to offer a beautifully presented prestigious house in area of Ferncliffe, Bingley, on the much-desired College Road, a spectacular detached property is being offered for sale. Priced at offers in excess of £695,000, this imposing residence sets the standard for grandeur and prestige. With 5 substantial bedrooms, 4 luxurious bathrooms, and 2 elegant reception rooms, the property majestically sprawls over a generous three floors. This highly sought-after residence is entered on the ground floor which heralds the beginning of an exquisite journey of discovery through its remarkable spaces.

The ground floor features a fully fitted, bespoke dining kitchen which will undoubtedly serve as the true heart of the home. This spectacular space is perfect for gatherings and boasts ample room for cooking, dining and entertaining. Moreover, there are two spacious reception rooms, offering a wealth of versatility to cater to a variety of family needs. Enjoy a quiet evening in the primary reception room, with the secondary reception space serving perfectly as an entertaining venue for guests.

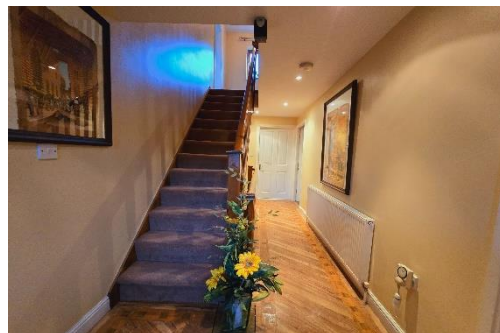
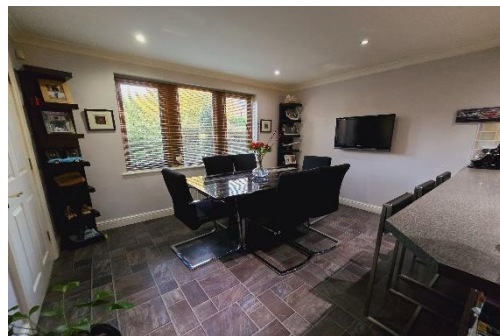
The touring of this grand detached property continues upstairs where the generous living accommodation extends over two further floors. Here, you will find five impressively proportioned bedrooms, complete with fitted wardrobes that provide plenty of storage space. Four sizeable bathrooms serve the bedrooms, ensuring convenience and the ability to refresh in comfort. One of the property's unique features is the rear-facing balcony overlooking the garden, perfect for those who love the outdoors or wish to take in the serene surroundings.

This delightful home also understands the needs of the modern family and thus provides a dedicated office space or study room that's perfect for those working remotely or requiring a productive workspace.

Moving outside, this property is a gardener's delight. It is surrounded on all sides by beautiful, well-tended gardens, providing a wonderful green space for all to enjoy.

The location on College Road is ideal, being a stone's throw away from the beautiful College Gardens, making it an even more appealing prospect for those seeking the perfect balance of convenience and tranquillity.

Opportunities to own a home of this stature, standing proud in such a prime setting, are seldom offered. Don't miss this chance to own a piece of Ferncliffe, Bingley magic.



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TENURE: FREEHOLD
COUNCIL TAX BAND F
Annual Price: £2,969
EPC RATING TBC

Need More Information?

For further information or to speak to Khalid Mahmood, please call 01274 493333. or email us on info@ycea.co.uk

VIEWING ARRANGEMENTS

Strictly by prior telephone appointments with Your Choice estate agents.

Opening hours Monday to Thursday 09.00am -05.30pm
Friday 09.00am -01.00pm and .03.00pm-05.00pm Saturday
10.00am -04.00pm

Are you thinking of selling or even letting your property!

Call us today on 01274 493333 for a FREE VALUATION without obligation

NO SALE OR LET – NO CHARGE

For more details or to make an appointment please contact the above office at your earliest convenience.

Other Services

Your Choice Estates Agents, Sales, Lettings and Property Management offers other services such as arranging mortgagees conveyancing and property repairs. We introduce this service and may receive a referral fee from a recommended services from the services providers.

Consumer's Trust

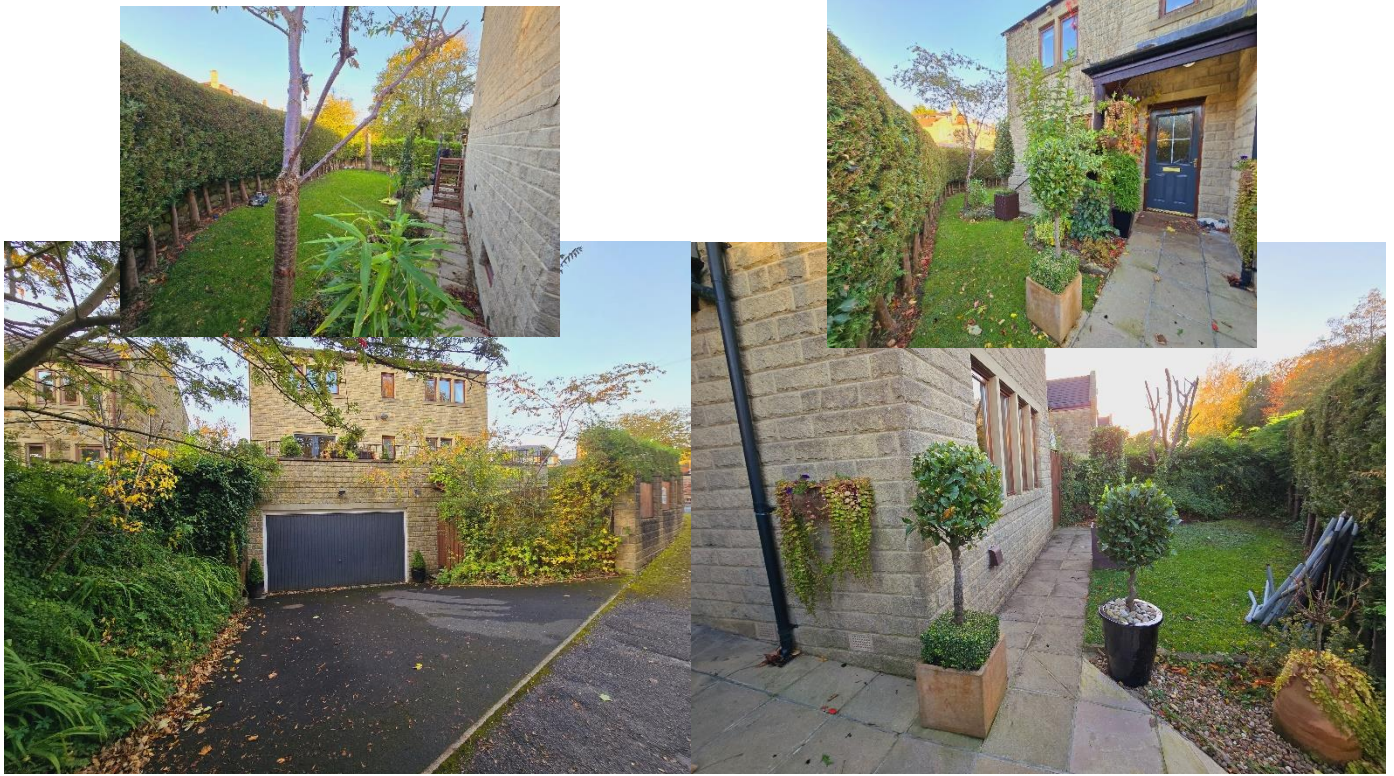
We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. Upon request we can provide you with an electronic copy of the Property Information Questionnaire (if available). We are covered by Client Money Protection through Propertymark and are members of The Property Ombudsman.



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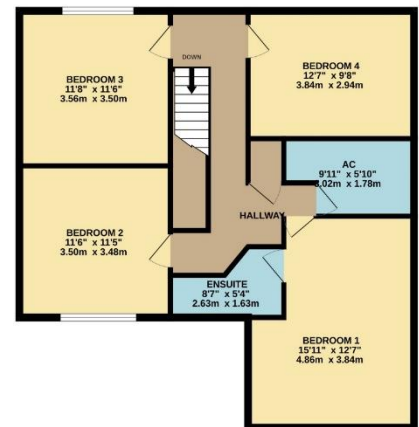
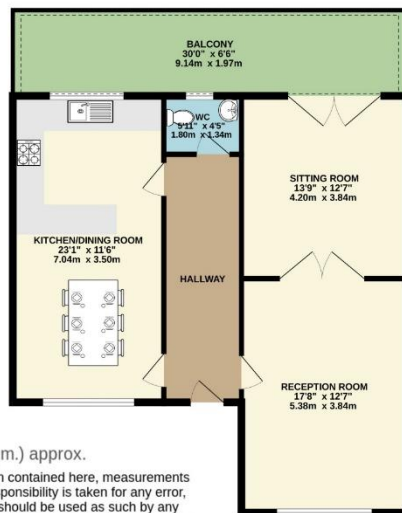
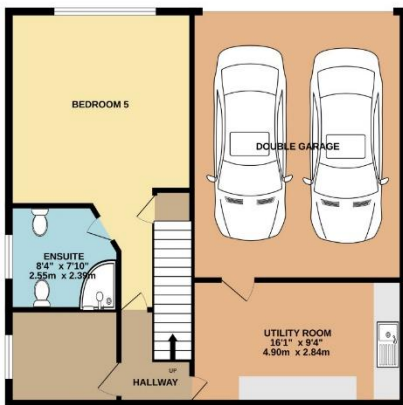




LOWER GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.

1ST FLOOR
798 sq.ft. (74.1 sq.m.) approx.

2ND FLOOR
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 2482 sq.ft. (230.6 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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DISCLAIMER

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

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