



College Road, Bingley, BD16

Your Choice Estate Agents are pleased to offer a beautifully presented prestigious house in area of Fernduff, 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

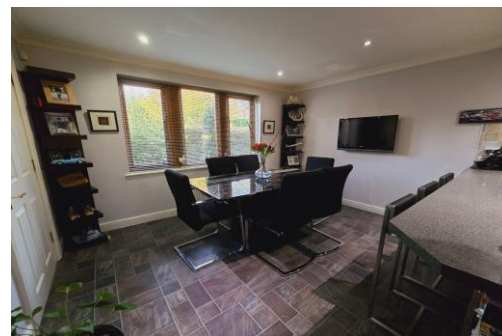
**Offers in Excess of
£695,000**

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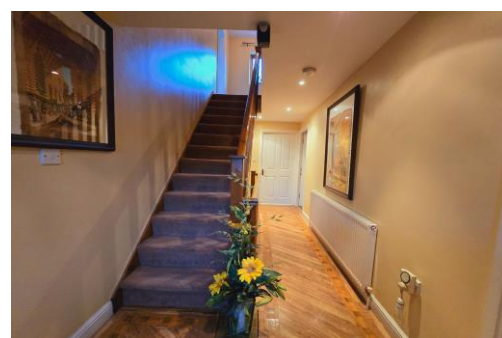
86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
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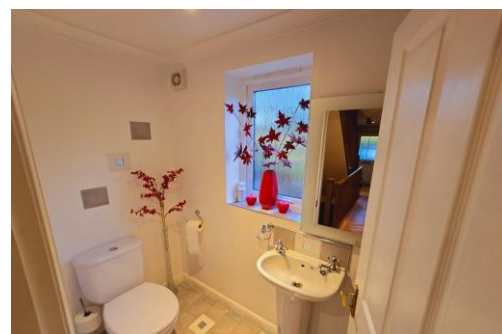
Your Choice Estate Agents are pleased to offer a beautifully presented prestigious house in area of Ferncliff, Bingley, on the much-desired College Road, a spectacular detached property is being offered for sale. Priced at offers in excess of £695,000, this imposing residence sets the standard for grandeur 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.



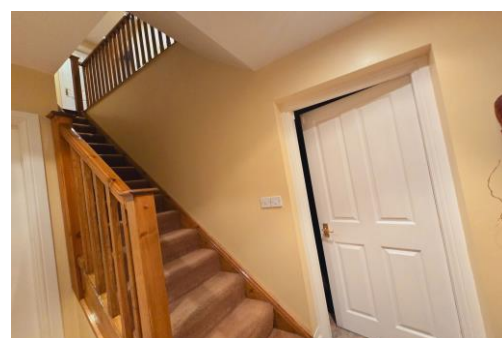
The ground floor features a fully fitted, bespoke dining kitchen which will undoubtedly serve as the true heart of the home. This spectacular space is perfect for gatherings and boasts ample room for cooking, dining and entertaining. Moreover, there are two spacious reception rooms, offering a wealth 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

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prime setting, are seldom offered. Don't miss this chance to own a piece of Ferncliffe, Bingley magic.

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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DISCLAIMER

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