

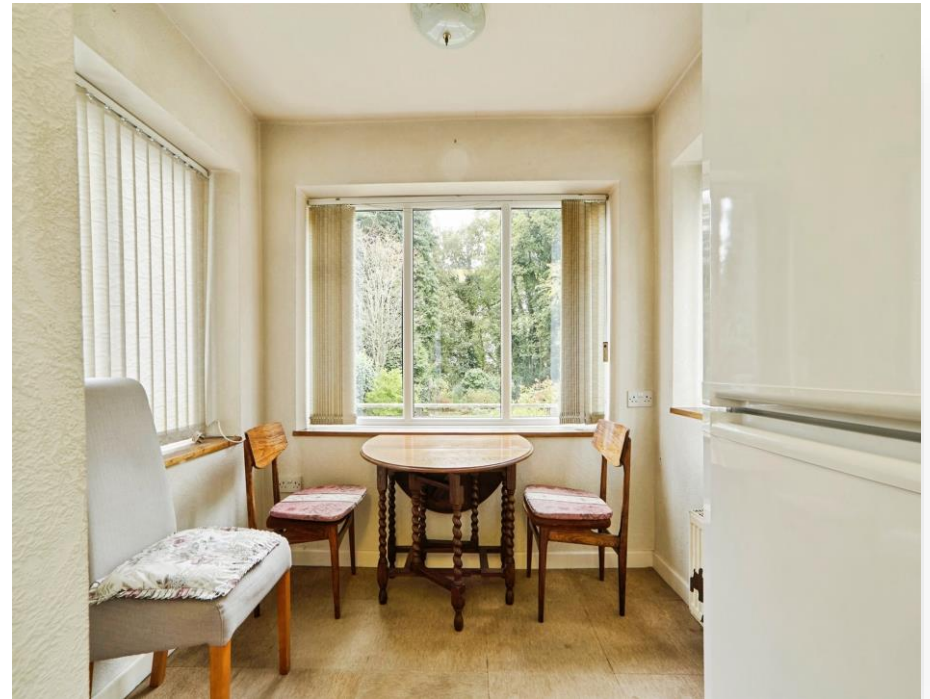


Ghyll Wood Drive, Bingley BD16 1NF

welcome to

Ghyll Wood Drive, Bingley

This spacious property features a porch entrance, hallway, living room, dining room, kitchen with breakfast area, three bedrooms, shower room, and separate toilet. Benefits include a garage, large private driveway, and a beautifully maintained rear lawned garden.



Located in a desirable area of Bingley, this well-maintained semi-detached property is offered with no onward chain, making it an ideal choice for a smooth and speedy purchase.

Step through the porch into a welcoming hallway that leads to a bright living room, a separate dining room, and a well-equipped kitchen with through breakfast room, perfect for family meals and entertaining.

Upstairs, the property offers three comfortable bedrooms, a modern shower room, and a separate toilet for added convenience.

Externally, enjoy a beautifully large private lawned garden to the rear, ideal for relaxing or hosting. A garage and a large private driveway providing ample off-road parking.

Located in a sought-after area of Bingley, this home combines space, comfort, and practicality – ideal for families or those looking to upsize.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Dining Room

14' 10" x 11' 11" (4.52m x 3.63m)

Living Room

13' 6" x 11' 11" (4.11m x 3.63m)

Breakfast Room

9' 10" x 8' 1" (3.00m x 2.46m)

Kitchen

9' 9" x 8' 1" (2.97m x 2.46m)



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welcome to

Ghyll Wood Drive, Bingley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Spacious living room and separate dining room

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

guide price

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BNG102892 - 0004

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