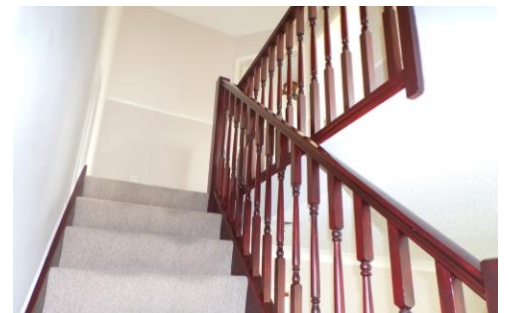




Whitney's
ESTATE AGENTS LTD
Established 1947



1a Village Mews

Wilsden, Bradford, West Yorkshire, BD15 0DG

**Offers In Region Of
£149,950**

Property Features

- SEMI DETACHED
- WELL PRESENTED
- POPULAR LOCATION
- LOUNGE
- DINING KITCHEN
- TWO BEDROOMS
- THREE PIECE BATHROOM
- SUDG & CENTRAL HEATING
- GARDEN FRONT AND REAR
- ADJACENT PARKING

Full Description

SEMI DETACHED PROPERTY Ideally situated in the POPULAR AND MUCH SOUGHT AFTER VILLAGE OF WILSDEN, which is situated on the outskirts of Bradford. The property briefly comprises of a Lounge, Dining Kitchen, Two Bedrooms and Three Piece Bathroom. Garden to Front & Enclosed Garden to Rear. SUDG Windows & Central Heating. Adjacent Parking

ENTRANCE

Via front door to inner vestibule with radiator and door to lounge.

LOUNGE

13.' 6" x 11' (4.11m x 3.35m)

SUDG Windows, radiator, open timber balustrade to stairs to first floor, door to dining kitchen. Feature fire surround with marble hearth and back housing inset living flame gas fire.

DINING KITCHEN

13' 7" x 8' (4.14m x 2.44m)

Fitted wall and base units in timber finish with matching work tops, radiator, SUDG windows, door to rear garden. Integrated oven and hob with extractor hood above. Breakfast bar.

BEDROOM 1

11' 6" x 8' (3.51m x 2.44m)

Two SUDG Windows, radiator & built in wardrobes.

BEDROOM 2

10' 3" x 6' 2" (3.12m x 1.88m)

SUDG Windows, built in wardrobe & cupboard.



BATHROOM

7' 3" x 6' 2" (2.21m x 1.88m)

SUDG window. Three piece suite comprising of bath with shower tap and screen, hand wash basin and wc. Radiator.

EXTERIOR

Rockery style garden to front. Enclosed lawn and patio to rear garden. Adjacent parking space.

PROPERTY DIRECTIONS:

Leave the Thornton office and turn left on Thornton Road. Take the first right into James Street. Continue along this road, bearing right into West Lane and continue on into Springholes Lane. Turn right into Egypt Road and continue into Dean Lane. Continue along this road to the T junction and turn left into Howarth Road. At the main mini roundabout take the 2nd exit into Main Street, continue along this road, take your first right after Crack Lane into Albion Fold and Village Mews is on your left.

PURCHASE DETAILS:


Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

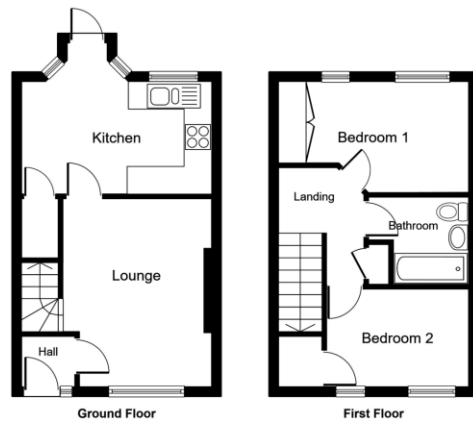
VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



1a Village Mews, Wilsden, Bradford, BD15 8DG NOT TO SCALE For layout guidance only

11 Green End
Clayton
Bradford
West Yorkshire
BD14 6BA

www.whitneys.co.uk
sales@whitneys.uk.com
01274880019

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements