



**35 & 37 Wilsden Hill
Wilsden**





35 & 37 Wilsden Hill

Wilsden

West Yorkshire

BD15 0BG

Guide Price: £325,000

- Blank Canvas
- No onward chain
- Superb Location
- Previously successful lettings
- Conversion Potential
- Off - Road Parking
- Garden and Views
- Small field area to rear

The properties comprise:-

35: Entrance Lobby • Sitting Room • Kitchen • Two Bedrooms • Bathroom • Garden/Yard

37: Sitting Room • Kitchen • Cellar • Landing • Two Bedrooms • Bathroom • Garden/Yard

PLEASE NOTE THE PROPERTIES WILL NOT BE SOLD SEPARATELY.

Bingley : approx. 4 miles

Bradford : approx. 5 miles

Skipton: approx. 14 miles

Leeds : approx. 15 miles

GENERAL DESCRIPTION

Originally one dwelling with many period features. The properties were latterly two successful lettings and offer potential for owner occupiers, landlords or developers. The archetypal blank canvas the properties offer an excellent opportunity in a sought after location.

The properties are ideally located in the popular village of Wilsden. Wilsden village offers a range of local shops and amenities, recreational areas and local primary school. The location is within daily commuting distance of many West and North Yorkshire business centres including Skipton, Bingley, Leeds and Ilkley.

TENURE

The properties will be sold freehold with vacant possession upon completion.

SERVICES

All mains services are connected to the properties which benefit from gas fired hot water and central heating systems.

COUNCIL TAX

We understand that both properties are in Council Tax Band D. The normal charge for Bradford Metropolitan District Council properties in Wilsden for 2023/2024 is £1,934.44.

VIEWING

Strictly by appointment with Sole Selling Agents, WBW Surveyors Ltd. Please contact Lisa Bickerton or Michael Beech on 01756 692900.

DIRECTIONS

From the centre of Wilsden proceed in the direction of Harden, along the main street before turning left onto Chapel Row. Continue up Chapel Row, which becomes Wilsden Hill Road and after a few hundred yards the properties will be found on the left hand side. A for sale board will be erected.

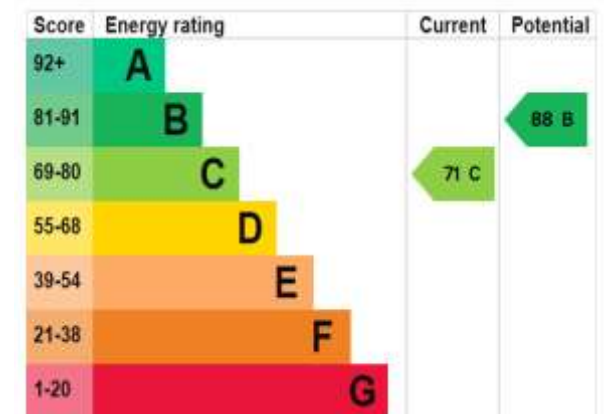
Details prepared: September 2023



EPC—35 Wilsden Hill

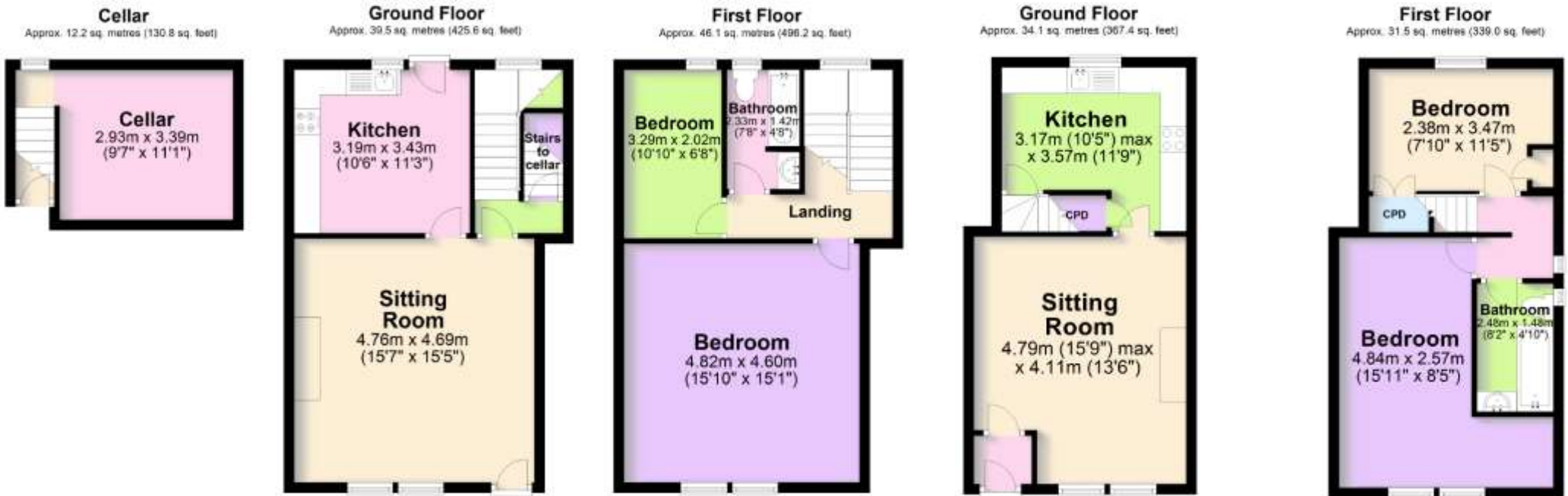


EPC— 37 Wilsden Hill



Floor Plan —37 Wilsden Hill

Floor Plan— 35 Wilsden Hill



Not to scale—for identification purposes only



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