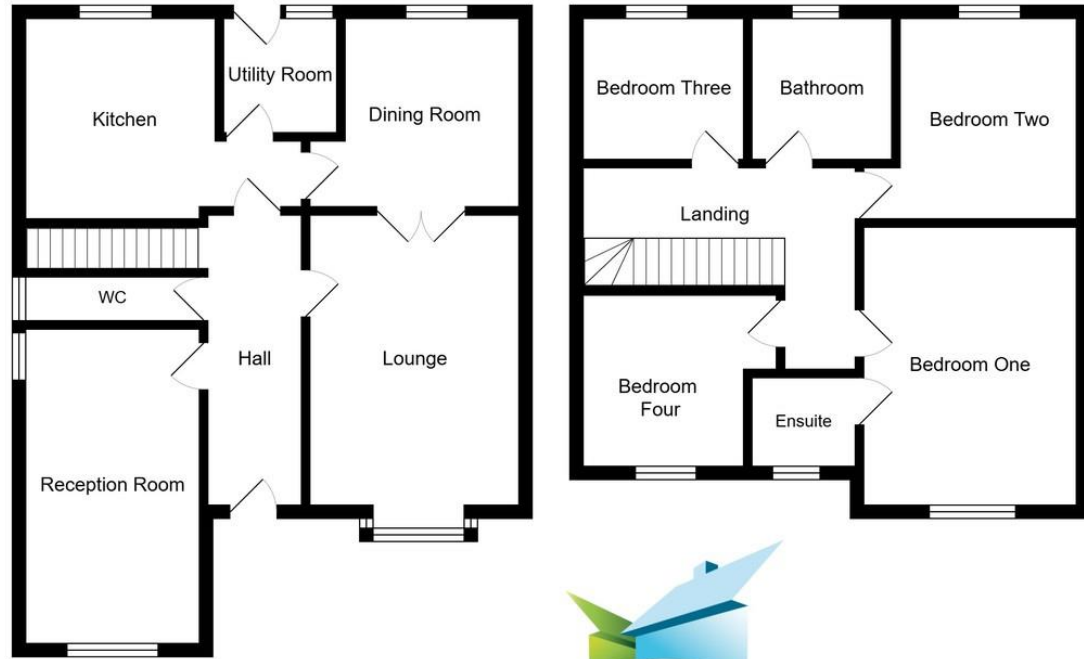




Property Location



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Wellington Road, Wilsden

£395,000

Martin & Co Keighley
 4 North Street • • Keighley • BD21 3SE
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01535 669588
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72 Wellington Road
Bradford
BD15 0LX

Key features:

- Four Bedroom
- Detached
- Three Reception Rooms
- Modern Finish Throughout
- Garden To Front & Rear
- Close To Local Amenities
- Popular Residential Location
- Gas Central Heating
- Ready To Move In



Why you'll like it

Exciting opportunity to purchase this Four Bedroom Detached Family Home delightfully situated within the popular village of Wilsden. Benefitting from three reception rooms, off street parking and modern finish throughout. Viewing is essential!

The property is situated in an elevated position enjoying fine views towards the valley on the edge of this popular village. Wilsden village offers a range of shops and amenities, public houses and well respected primary school. The location is considered to be within daily commuting distance of many West and North Yorkshire business centres which include Keighley, Bingley, Skipton, Bradford, Halifax and Leeds

LOUNGE 16' 0" x 11' 9" (4.9m x 3.6m) Large lounge with feature fireplace, carpet flooring, double doors to the dining room and window to the front providing ample natural light

RECEPTION ROOM 17' 0" x 8' 0" (5.2m x 2.45m) Excellent second reception room, previously the garage which has been converted perfectly to create a further family room or home office space

KITCHEN 10' 9" x 9' 2" (3.3m x 2.8m) Stunning modern fitted kitchen with ample wall and base units, breakfast bar and integrated appliances including; oven, grill, microwave, dishwasher and fridge/freezer. Spotlights and under stairs storage cupboard access

DINING ROOM 11' 9" x 9' 10" (3.6m x 3m) Third reception room currently used as the dining room with carpet flooring and double doors to the rear garden

UTILITY ROOM 5' 10" x 4' 11" (1.8m x 1.5m) Excellent space with stainless steel sink and plumbing for washer. Wooden door to the rear garden

LANDING

BEDROOM ONE 12' 5" x 11' 1" (3.8m x 3.4m) Large master double bedroom with carpet flooring, window to the front and access to the en-suite

ENSUITE Beautiful modern en-suite comprising; WC, hand wash basin and shower cubicle

BEDROOM TWO 11' 1" x 11' 1" (3.4m x 3.4m) Second double bedroom with carpet flooring and window to the rear

BEDROOM THREE 8' 6" x 7' 6" (2.6m x 2.3m) Good sized third bedroom with carpet flooring and window providing ample natural light

BEDROOM FOUR 9' 6" x 8' 6" (2.9m x 2.6m) Fourth good sized bedroom with carpet flooring and window providing ample natural light

BATHROOM Modern family bathroom comprising; WC, hand wash basin and shower over bath

TO THE OUTSIDE To The Front is a driveway providing off street parking for two cars and further lawn garden with walled boundaries
To The Rear is a lovely enclosed family garden with large patio area perfect for entertaining friends and family, further lawn area and shed. Electric point as well

