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the Property
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MARTIN&CO

Ling Park Avenue, Wilsden, BD15

£210,000 Freehold

Two Bedroom Semi-Detached

EPC Rating: D

MARTIN&CO

Ling Park Avenue
Wilsden
BD15

Key features:

- Two Bedroom Semi-Detached
- Gas Central Heating
- Generous gardens
- Garage & Driveway parking
- Desirable village location
- Will Suit a Variety of Purchasers
- Ample Storage
- Ready To Move In

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		66 D	85 B



Why you'll like it

This immaculate two-bedroom semi-detached house is offered for sale and presents a desirable opportunity in the sought-after area of Wilsden, Bradford. Suited to first time buyers, the property provides a practical living space with one double master bedroom and a second double bedroom, accommodating a variety of needs.

The house features a bright kitchen benefitting from natural light, creating a welcoming atmosphere for meal preparation and dining. The reception room is enhanced by a fireplace, offering a comfortable environment for relaxation or entertaining guests. The bathroom is fitted with a shower over the bath. The outside benefits from an enclosed rear garden with planter area and is complete with a detached garage and drive.

Wilsden offers a blend of convenience and access to amenities, with its vibrant village high street hosting local shops, cafes, and essential services within easy reach. Green spaces are plentiful in the area, with Wilsden Park and nearby St Ives Estate providing excellent locations for outdoor activities, walking, and family outings.

Public transport links are within reach, with Bingley railway station approximately 10 minutes' drive from the property, providing regular services to Leeds (approximate journey time 25 minutes) and Bradford Forster Square

(approximate journey time 15 minutes). Bus routes to Bradford and surrounding towns are accessible from Wilsden village centre, ensuring connectivity for commuters and leisure travellers.

Families will appreciate the proximity to well-regarded local schools, contributing to the area's popularity. This semi-detached house in Wilsden combines well-presented interiors with convenient access to amenities and transport, making it a practical choice for those seeking their first home.

PORCH

LOUNGE 14' 0" x 11' 6" (4.27m x 3.51m)

KITCHEN 11' 6" x 6' 5" (3.51m x 1.98m)

BEDROOM ONE 11' 6" x 8' 5" (3.51m x 2.59m)

BEDROOM TWO 11' 6" x 6' 5" (3.51m x 1.98m)

BATHROOM

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