



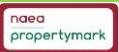
Harden Lane, Bradford, BD15

Your Choice Estate Agents are proud to present this delightful two-bedroom semi-detached bungalow, occupying a substantial corner plot in the highly regarded semi-rural village of Wilsden, on the outskirts of Bradford BD15. This attractive property blends the tranquillity of countryside living with the convenience of nearby amenities. It provides well-proportioned single-level accommodation, beautifully maintained gardens, and scope for extension or adaptation (subject to the usual consents), making it a superb opportunity for retirees, downsizers, or young families seeking comfort, privacy, and space. Construction and General Condition, Built in traditional Yorkshire stone with a pitched tiled roof, the property stands on an elevated, commanding position that enjoys excellent natural light. It benefits from UPVC double glazing,

**Asking Price
£0.00**

Your Choice Estate Agents

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Two-Bedroom Semi-Detached Bungalow on a Generous Plot Overview

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Construction and General Condition

Built in traditional Yorkshire stone with a pitched tiled roof, the property stands on an elevated, commanding position that enjoys excellent natural light. It benefits from UPVC double glazing, gas central heating, and modern insulation throughout. The home has been well cared for and is ready for immediate occupation.

Internal Accommodation

Entrance Hall

A welcoming entrance hall offering access to all principal rooms, with a built-in cloak cupboard and laminate flooring providing an immediate sense of space.



Lounge / Living Room – Approx. 15' 6" x 13' 0"

A bright and airy principal living area with a feature bay window overlooking the front garden. Tastefully decorated in neutral tones, featuring a contemporary fireplace and ample room for both lounge and dining furniture.



Kitchen / Breakfast Room – Approx. 12' 3" x 9' 10"

A modern fitted kitchen comprising a range of wall and base units with coordinating work surfaces, stainless-steel sink, tiled splashbacks, integrated oven, gas hob, and extractor. There is ample space for a breakfast table and side access to the driveway and rear garden.



Bedroom One – Approx. 12' 4" x 11' 8"

A generous double bedroom with built-in wardrobes and large rear window offering pleasant garden views.

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Bedroom Two – Approx. 10' 8" x 9' 2"

Another comfortable double room, currently arranged as a guest bedroom but equally suitable as a study or hobby space.



Bathroom

A modern three-piece white suite comprising a panelled bath with shower over, pedestal wash basin, and low-flush WC. Fully tiled walls and flooring complete the contemporary presentation.

External Features

Front Garden:

Neatly landscaped with a manicured lawn, decorative borders, and a paved path leading to the front door.



Private Driveway:

Long private drive providing off-street parking for several vehicles, with potential for a detached garage or carport (subject to consent).

Rear Garden:

A standout feature of the property—this large, enclosed rear garden offers both privacy and versatility. Primarily laid to lawn with mature shrubs, trees, and a flagged patio ideal for outdoor dining. The size of the plot presents scope for extension or garden room installation.



Side Plot:

Additional garden area to the side further enhances the sense of space and could accommodate future expansion or landscaping projects.



Location and Local Amenities

Wilsden is a thriving semi-rural village situated approximately five miles west of Bradford city centre and three miles south of Bingley. The village retains a traditional Yorkshire charm with a strong sense of community.

Local Facilities: Co-op supermarket, pharmacy, cafés, hair salons, and public houses all within walking distance.

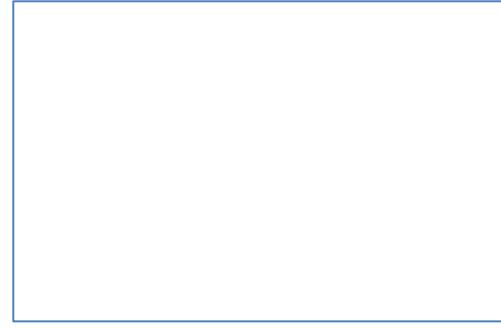
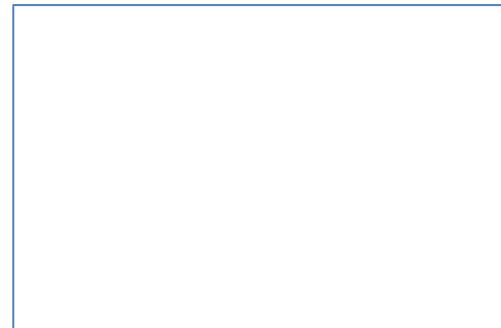
Schools: Wilsden Primary School (Ofsted Good) and easy access to Beckfoot School, Bingley Grammar, and other reputable secondaries.

Recreation: Nearby Harden Beck, St Ives Estate Country Park, and Goit Stock Waterfall offer beautiful walks and cycling routes.

Transport: Excellent bus services to Bradford, Bingley, and Keighley, with rail links from Bingley Station to Leeds and Skipton.

Health & Community: Local GP practice, village hall, and community





DISCLAIMER

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property, please ask for further information. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

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