



10 Smithy Lane, Wilsden, Bradford, BD15 0EG

Delightfully situated within a prestigious residential location is a beautifully presented four-bedroom detached residence with conservatory offering quality family living accommodation standing in good-sized well-maintained gardens, driveway and garage. **NO CHAIN**

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10 Smithy Lane, Wilsden, BD15 0EG

Bradford 5 miles, Skipton 14 miles, Leeds 18 miles (all distances approximate)

Guide Price: £425,000

Accommodation

- Detached residence
- Four bedrooms
- Beautifully presented throughout
- Conservatory
- Attractive gardens
- Versatile and flexible living accommodation
- Driveway and garage
- Quality kitchen and bathroom
- Prestigious residential location

General Remarks

Delightfully situated on a prestigious residential development is a superbly presented and immaculate four-bedroom detached home offering good sized family living accommodation planned over two floors. The property is in our opinion beautifully presented throughout and includes quality kitchen and bathroom facilities together with conservatory, gas heating, uPVC double glazing and alarm. The deceptive nature of this fine home offers any would be purchasers versatile and flexible living accommodation, and an internal inspection is fully recommended.

The accommodation briefly comprises reception hallway with open study area, cloaks, Lounge, dining room, conservatory, kitchen with range of quality base and wall units with integrated appliances. First floor, landing master bedroom, with en-suite shower, three further bedrooms and quality house bathroom.



Outside the property is complemented by a superb plot with good-sized well-maintained gardens, lawns, paved patio, flowerbeds and shrubs, block paved driveway with parking for several vehicles and garage.

The property is delightfully situated on a modern development of similar high calibre properties. The development is on the edge of Wilsden Village close to the local countryside for those who enjoy the outdoors and Wilsden Village offers a range of shops, amenities, recreational areas, public houses and well respected primary school. The location is also considered to be within daily commuting distance of many West and North Yorkshire business centres which include Bingley, Keighley, Bradford, Halifax and Leeds.







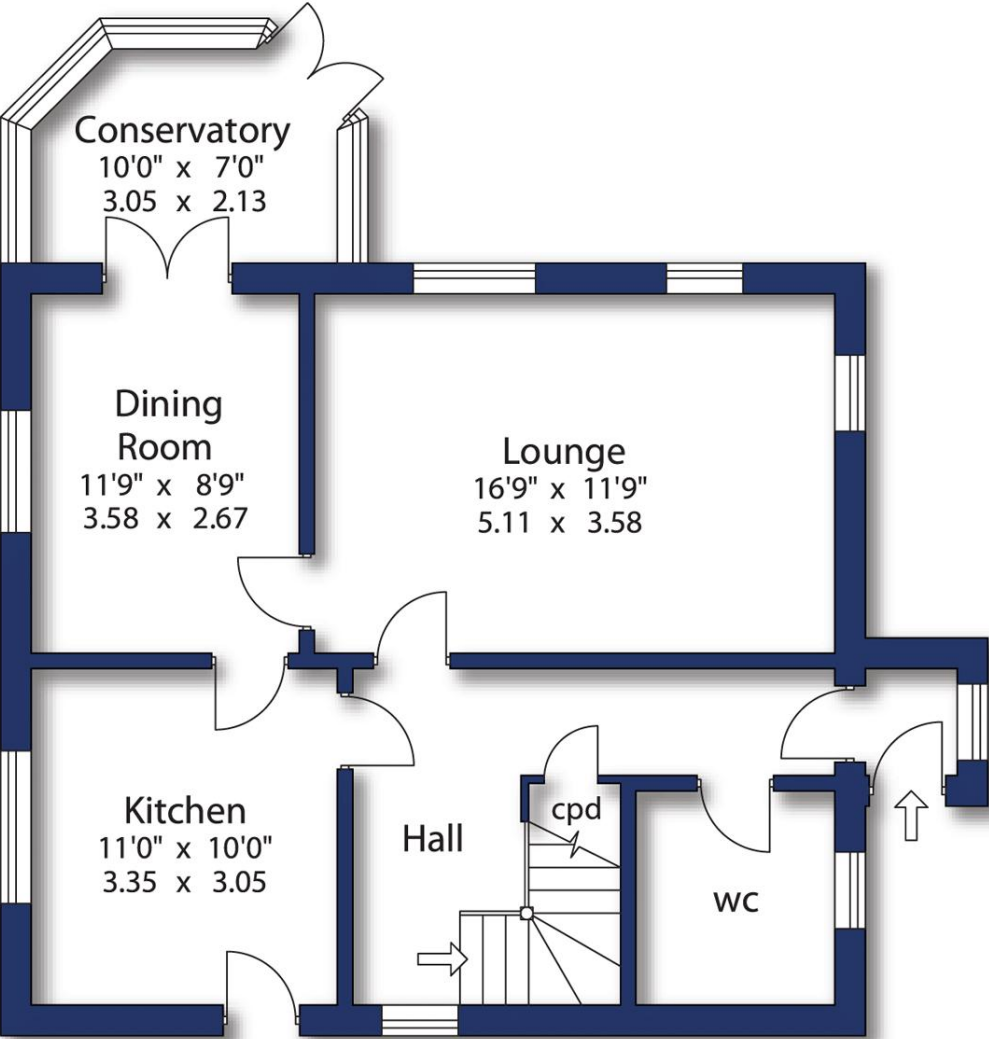




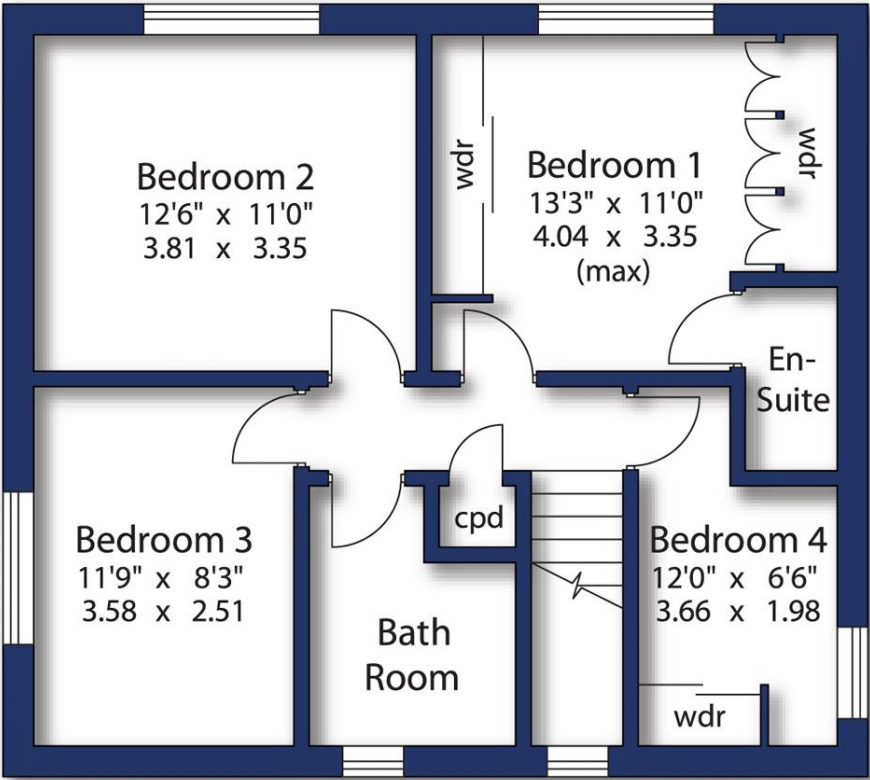




Floorplans



Ground Floor



First Floor



Directions

Approaching Wilsden from the Bingley and Harden direction at the lower end of the Main Street. Smithy Lane is the turning on the left hand side and the property will be easily identified by our for sale board.

What3Words

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold, Mains services, parking and garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

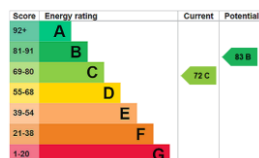
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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