



8 Birkshead Mews, Wilsden, BD15 0FL

A superbly presented and deceptively spacious three / four-bedroom stone built middle townhouse offering quality family living accommodation planned over three floors enjoying a superb aspect with views and gardens delightfully situated within a popular village location.

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

Guide Price: £259,950

Accommodation

- Stone built townhouse
- Superbly presented
- Three / Four bedrooms
- Quality fixtures and fittings
- Planned over three floors
- Deceptively spacious
- Superb views
- Parking and driveway
- Great location

General Remarks

A superbly presented three / four-bedroom middle townhouse offering good sized family living accommodation planned over three floors. The property is in our opinion tastefully presented throughout with modern kitchen, bathroom and en suite facilities together with gas heating and uPVC double glazing. The property will almost certainly appeal to a wide variety of potential buyers and internal inspection is indeed fully recommended to appreciate this most attractive home.

The accommodation briefly comprises entrance hall, cloaks, utility store/ former garage (No building regulations) spacious lounge, with lovely views. Lower ground floor hallway, dining kitchen with doors to the rear garden and bedroom or office. To the first-floor landing, master bedroom with ensuite shower room, two further bedrooms and quality house bathroom.



Outside the property is complemented by attractive gardens, driveway with parking and garage store. At the rear superb gardens with patio and decking area.

The property is delightfully situated within the popular village of Wilsden. Wilsden Village is a beautiful location and offers a range of shops, amenities, public houses and well-respected primary school. The location is also convenient for daily commuting for many West and North Yorkshire business centres which include Keighley, Bingley, Bradford, Halifax and Leeds







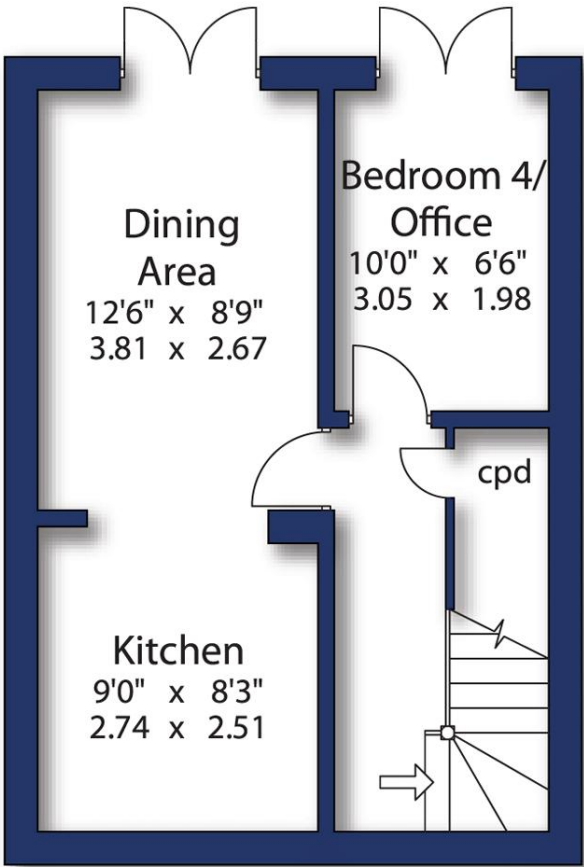




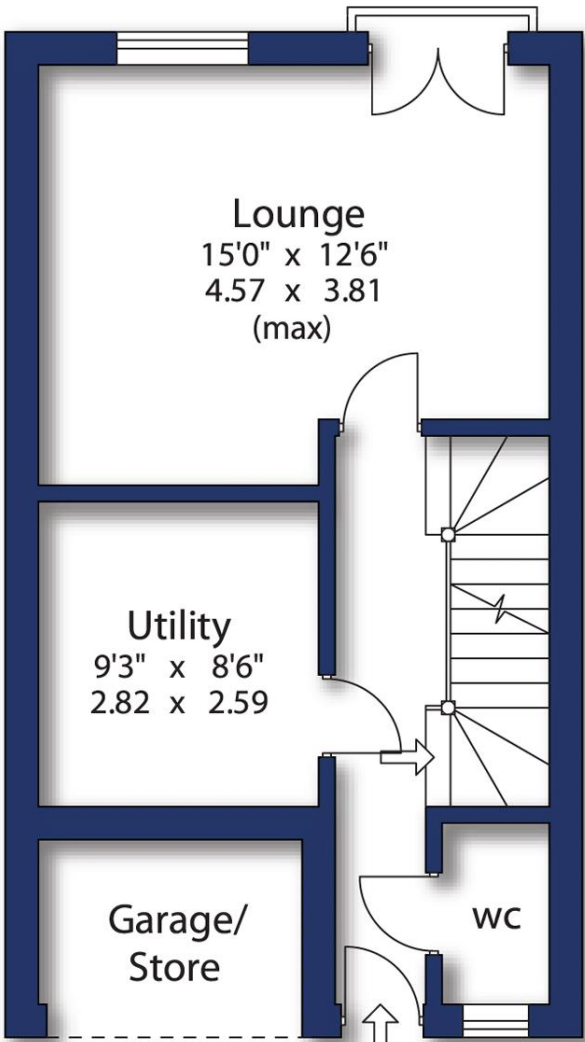




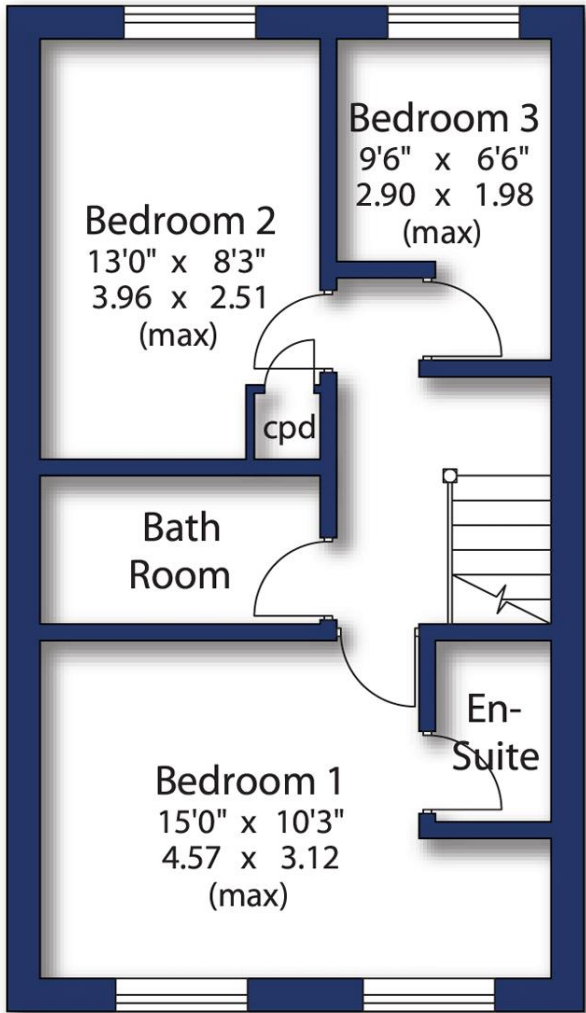
Floorplans



Lower Ground Floor



Ground Floor



First Floor



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.



Directions

From Dacre Son & Hartley's Bingley office proceed in the direction of Harden. Upon reaching the mini roundabout in Harden turn left in to Wilsden Road, continue past the Malt Shovel and in to the village of Wilsden. Continue through the village and turn left in to Crack Lane and then take a right in to Shay Lane. Travel a short distance along Shay Lane then take a right in to Birkshead Mill, turn right into Birkshead mews, the property will be seen straight ahead.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, parking and main services

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](https://www.gov.uk/government/collections/flood-risk-information)

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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