



9 Spring Farm Mews, Wilsden, BD15 0EF

Delightfully situated within a prestigious residential location is a beautifully presented four-bedroom detached residence offering quality family living accommodation standing in good sized well maintained gardens, driveway and double garage.

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Bradford 6 miles, Skipton 15 miles, Leeds 16 miles (all distances approximate)

Guide Price: £439,950

Accommodation

- Detached residence
- Four bedrooms
- Beautifully presented throughout
- Attractive gardens with fine aspect
- Versatile and flexible living accommodation
- Driveway and double garage
- Superb kitchen and bathroom
- Prestigious residential location

General Remarks

A beautifully presented and immaculate four-bedroom stone built detached home offering good sized family living accommodation planned over two floors. The property is in our opinion well-presented throughout and includes quality kitchen, bathroom and en-suite facilities together with gas heating and sealed unit double glazing. 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, Lounge, study or office, open dining kitchen with family area having a range of quality base and wall units with integrated appliances, cloaks with w.c. First floor, landing master bedroom, with en-suite, three further bedrooms and house bathroom. Outside the property is complemented by a superb corner plot with good-sized well-maintained gardens, raised patio and sitting areas, flowerbeds and shrubs, all enjoying a fine aspect, driveway to the front with parking for several vehicles and double 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.







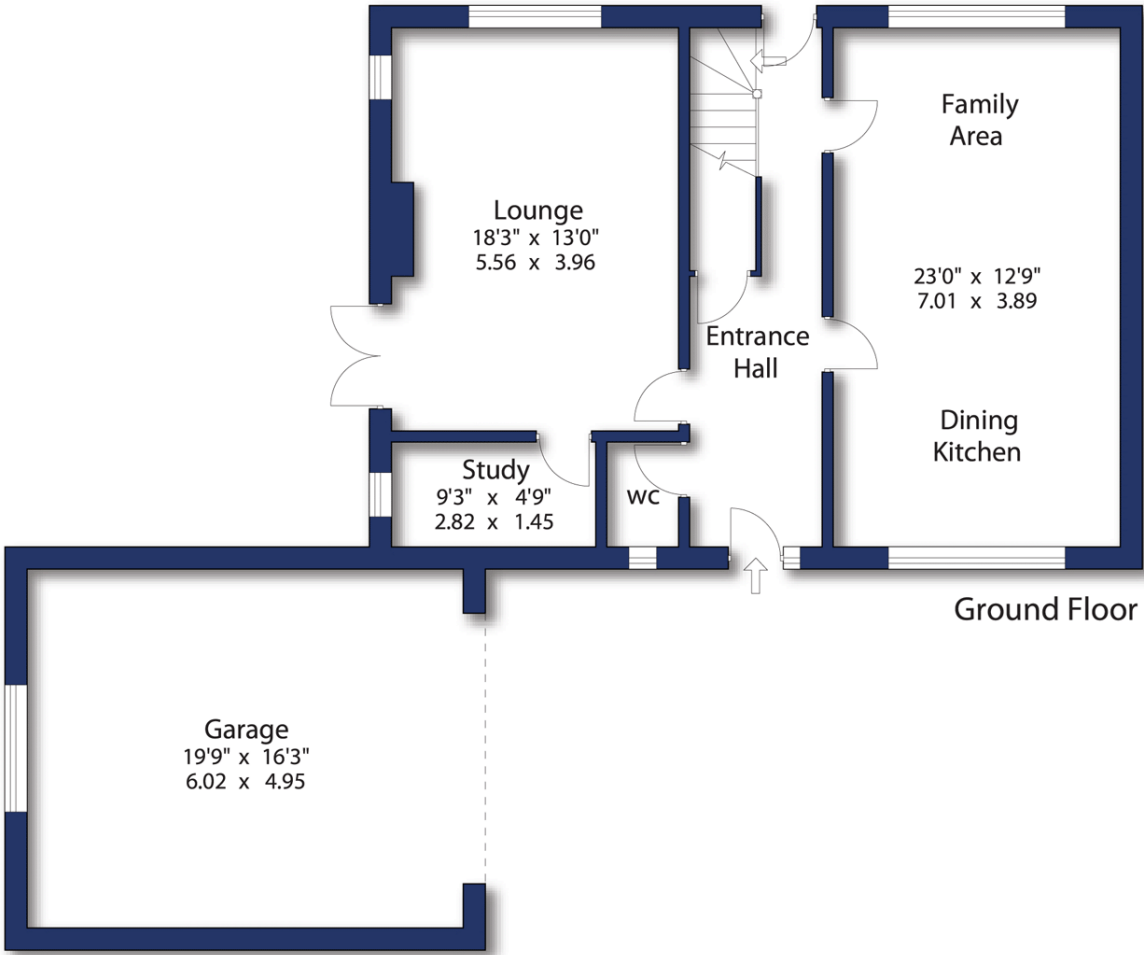




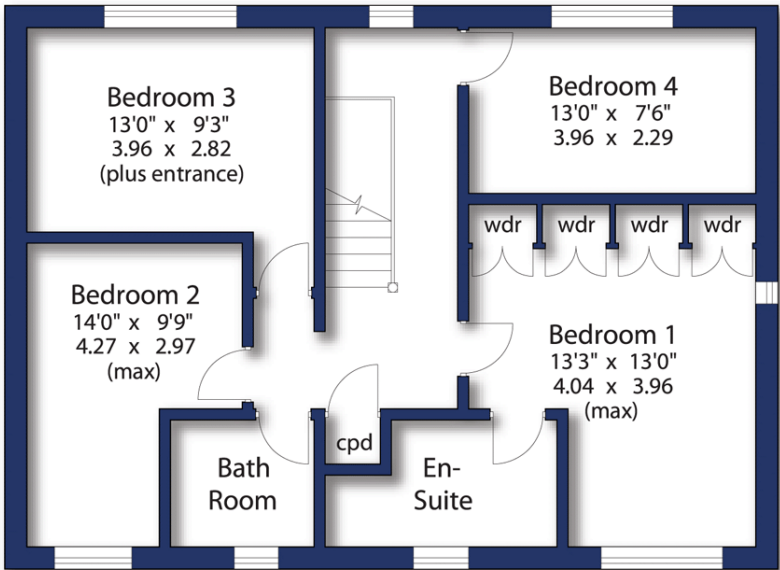




Floorplans



Ground Floor



First Floor

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Directions

Approaching Wilsden village from the direction of Harden, continue along Harden lane that becomes main Street. Spring Farm Mews will be found on the right hand side just after the turning on the left for Spring Park Road.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, main 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

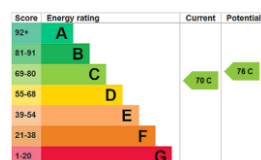
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract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