



Moorland View, Firth Lane, Wilsden, BD15 0AL

An individually designed and elegant four-bedroom stone built detached residence offering deceptively spacious family living accommodation having lovely gardens, large driveway with parking and double garage all enjoying outstanding views delightfully situated in a first-class residential location.

NO CHAIN

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Bradford 5 miles, Skipton 13 miles, Leeds 14 miles (all distances approximate)

Guide Price: £360,000

Key Features

- Individual detached home
- Four bedrooms
- Attractive features
- Realistically priced to allow for modernisation
- Tremendous potential
- Large elevated plot approximately 1/5 of an acre (STS)
- Fantastic mature gardens
- Large driveway with parking and double garage
- Beautiful aspect with far reaching views to the Yorkshire Dales
- Prestigious residential location

General Remarks

A rare opportunity to purchase a unique four-bedroom detached residence offering good sized family living accommodation planned over two floors. The property will almost certainly appeal to the more discerning purchaser seeking a superb home of an individual nature and elegance. The rather deceptive nature of the property offers any would be purchaser versatile and flexible family living and the large, detached plot offers tremendous potential for further extension or development subject to planning and building regulations.

The property offers a range of character features together with the more modern-day convenience of gas heating, and a combination of wood framed and UPVC sealed unit double glazing.

The property is in need of modernisation and has been significantly discounted from its original listing to allow for works required offering exceptional value for money.



The accommodation comprises entrance porch, reception hallway, spacious lounge with doors leading to sun terrace, dining room, kitchen, conservatory, two bedrooms and bathroom. First floor, two bedrooms and shower room.

Outside the property is complemented by superior grounds with beautifully presented lawned gardens enjoying a fine aspect with views down the Aire Valley to Ilkley Moor and the Dales beyond. The property is approached via private driveway with parking for several vehicles and a double garage with large sun terrace over. At the side and rear of the property paved patio area, sitting area, rockery garden, established flower beds and shrubs.

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.







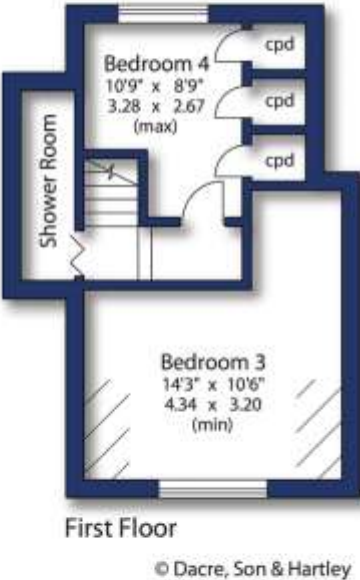
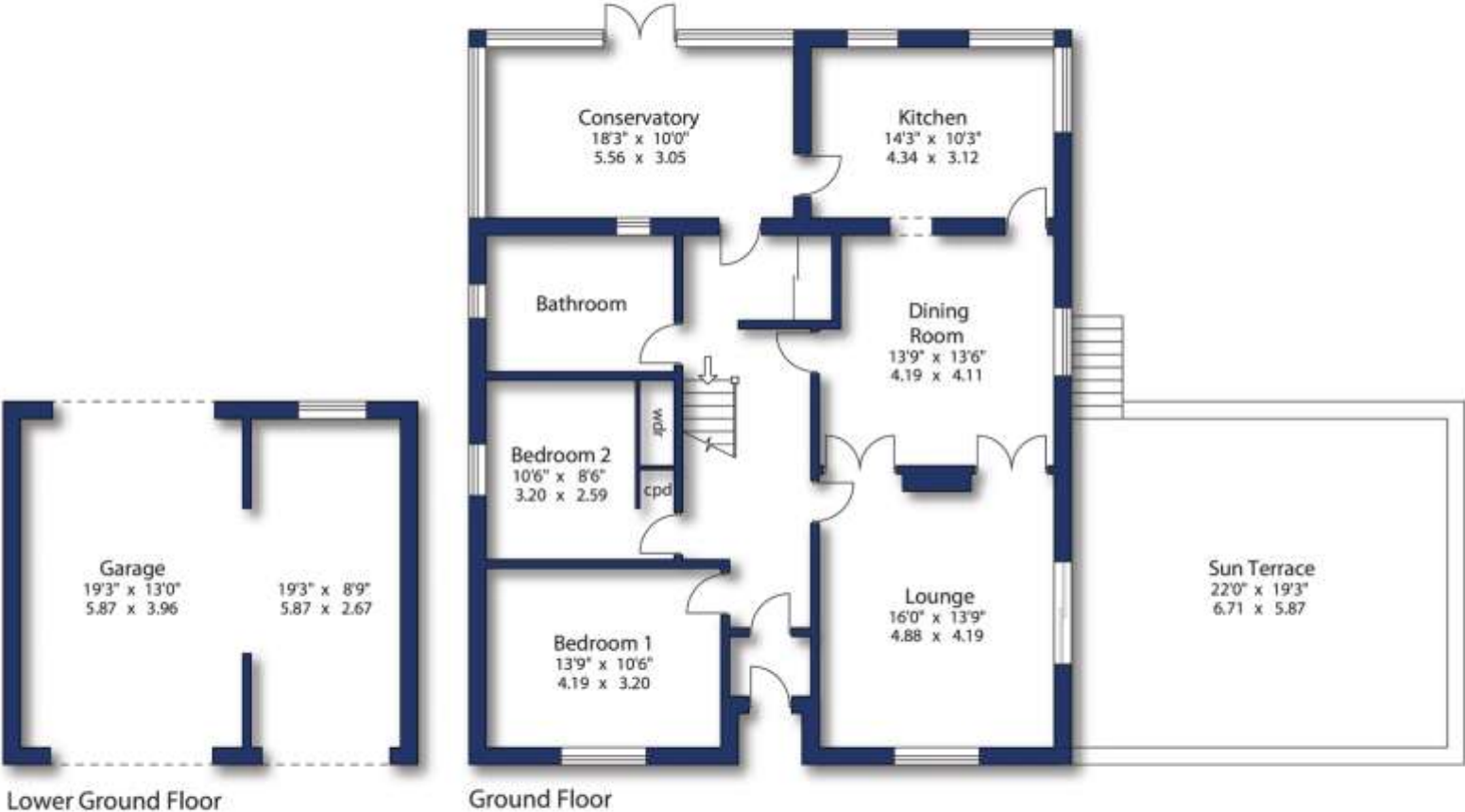






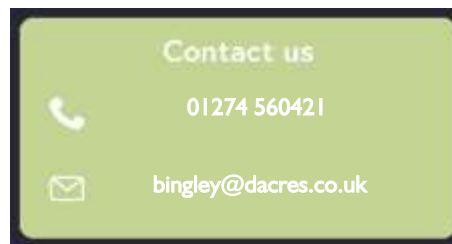
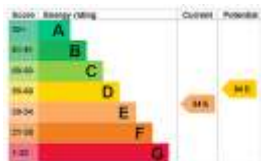


Floorplans





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Directions

Approaching Wilsden from the direction of Harden and Bingley proceed along Main Street into the village centre turning right into Royd Street passing the Co-op supermarket. Take the first right and then continue straight ahead to the far end, where the property can be easily found on the left hand side.

What3Words fund.shift.rats

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- Driveway & Double 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](https://www.gov.uk/government/organisations/the-environmental-protection-agency)

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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