DACRE, SON & HARTLEY
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9 Lingfield Grove, Wilsden, BD15 0BD

A fantastic two-bedroom semi-detached family home which boasts a lovely lounge, generous gardens and a popular end of cul-de-sac Wilsden village setting. Making a superb first-time buyer purchase, an early viewing is strongly encouraged to avoid any disappointment.

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dacres.co.uk

9 Lingfield Grove, Wilsden, Yorkshire, BD15 0BD

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

Offers Over £175,000



Key Features

- Attractive semi-detached
- Offering two double bedrooms
- Lovley gardens
- Desirable village setting
- Lovley aspect views
- Driveway parking & single garage

General Remarks

A charming two-bedroom semi-detached home, offering spacious living accommodation, beautiful gardens, and a popular Wilsden village location.

The spacious living accommodation briefly comprises, entrance hallway, generous lounge, lovely dining kitchen, rear side porch with additional storage.

To the first floor, a superb master bedroom is on offer with walk in storage cupboard, there is a good-sized second double bedroom with built in storage along with a modern house bathroom.

Externally the property features driveway parking to the front along with an attractive garden. To the side there is an external garden store, and at the rear a beautiful lawn garden can be found which is complemented by leafy trees and hedgerow. There is also a single garage/workshop.

The property is conveniently located within a popular Wilsden village setting. The village benefits from a variety of local amenities including village shops and pubs and a primary school. The neighbouring town of Bingley offers its residents an array of first-class amenities which include local shops, bars and eateries, excellent primary and secondary schools and superb commuter links to the immediate local area as well as a train service which commutes daily to the cities of Leeds and Bradford.













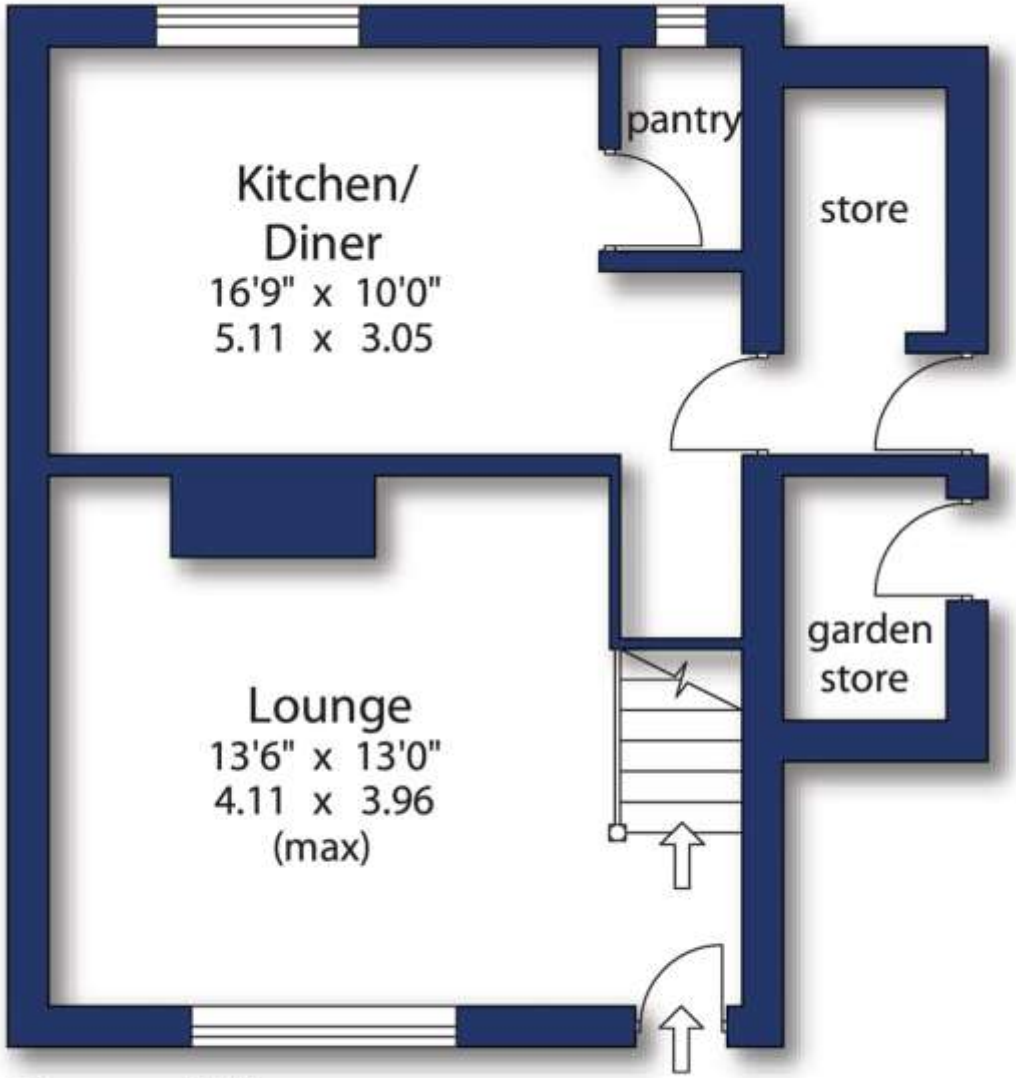




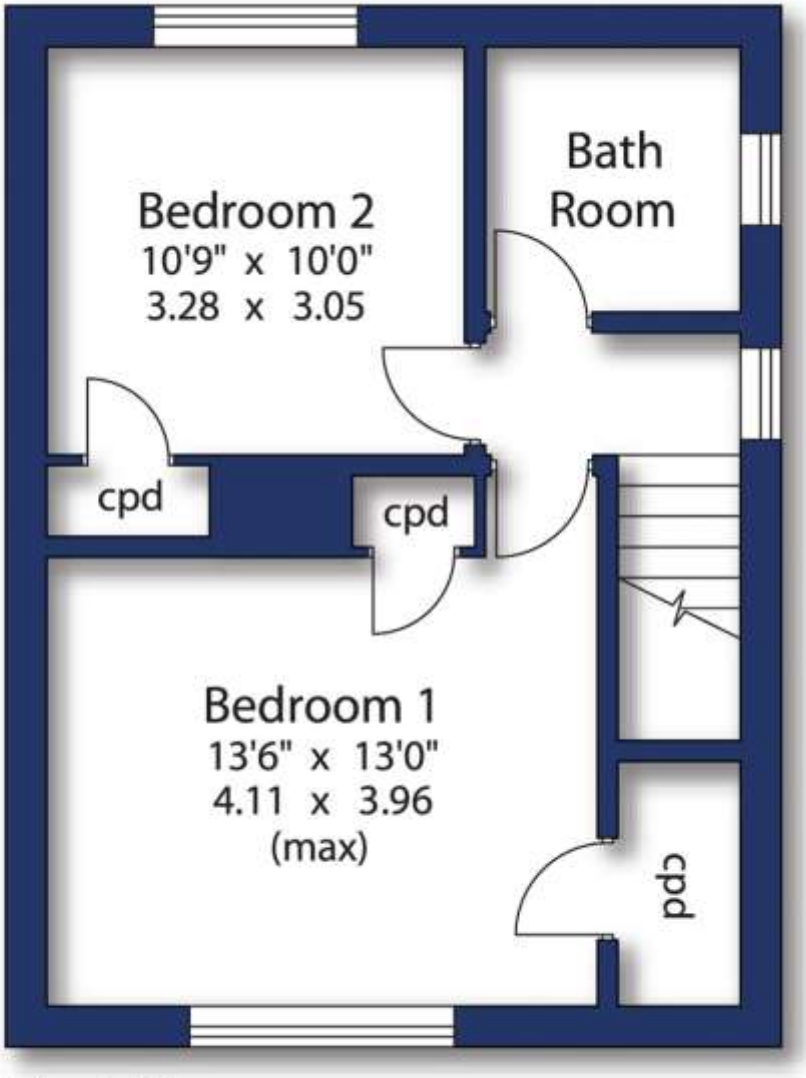




Floorplans



Ground Floor



First Floor

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Directions

Approaching Wilsden from the Harden and Bingley direction continue along Harden Lane which runs into Main Street. Continue into the centre of the village turning left onto Crack Lane, down the hill, then take a right followed by an immediate left, the continue up Lingfield Road before turning left into Lingfield Grove where the property will be seen on the top left-hand side.

What3Words worry.wacky.award

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band A

Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- Driveway Parking & 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

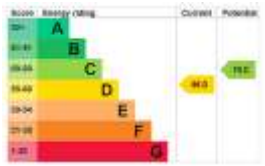
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract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

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