



84 West Royd, Wilsden, BD15 0HU

Making an excellent first-time buyer purchase is this superb three-bedroom mid-terrace property. Offering a spacious lounge and a stylish dining kitchen, an early viewing is strongly recommended to avoid any disappointment.

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

Offers Over: £165,000

Key Features

- Attractive mid-terrace
- Spacious lounge
- Three good-sized bedrooms
- Stylish fixtures & fittings
- Delightful gardens
- Desirable Wilsden village location
- Enjoying superb views

General Remarks

A superb three-bedroom mid-terrace which enjoys a fantastic Wilsden village setting, stylish living accommodation, and superb panoramic views.

The spacious living accommodation briefly comprises, generous lounge, stylish dining kitchen, three good-sized bedrooms, modern house bathroom.

Externally the property boasts a delightful low maintenance garden which makes for a wonderful relaxation and entertaining space.



Residents parking is also available the rear.

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 local 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.







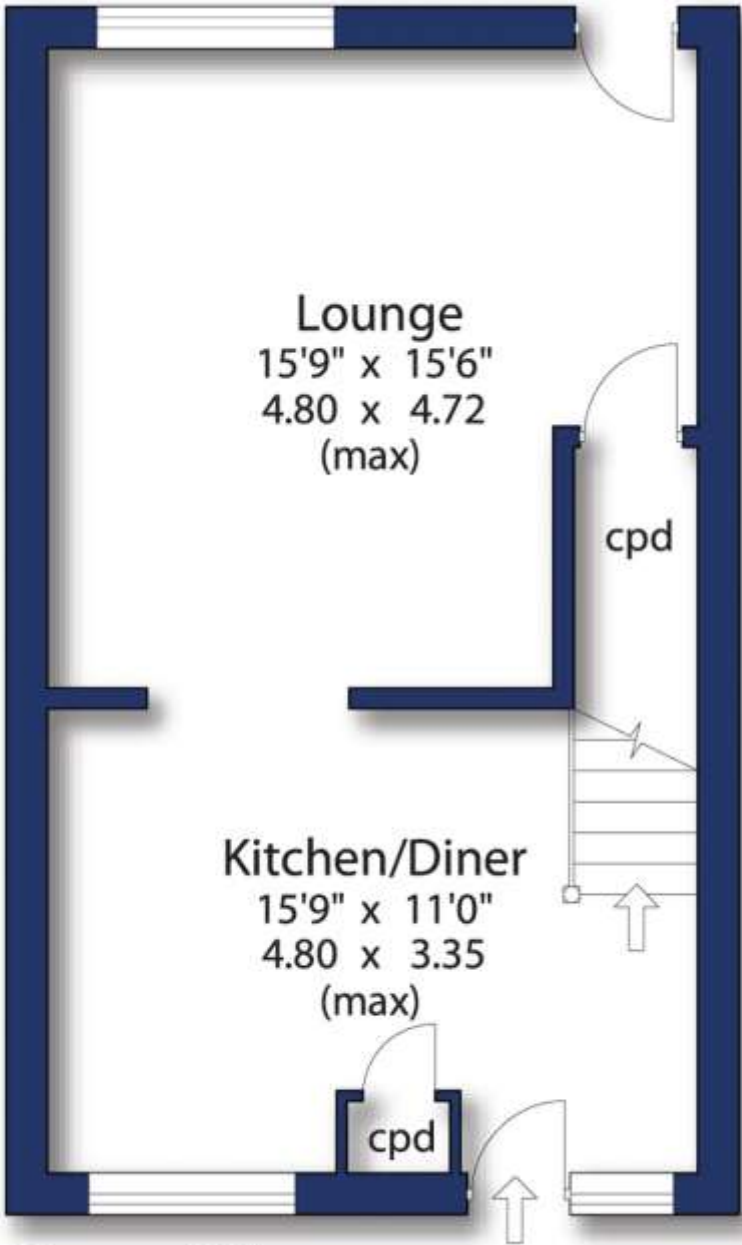




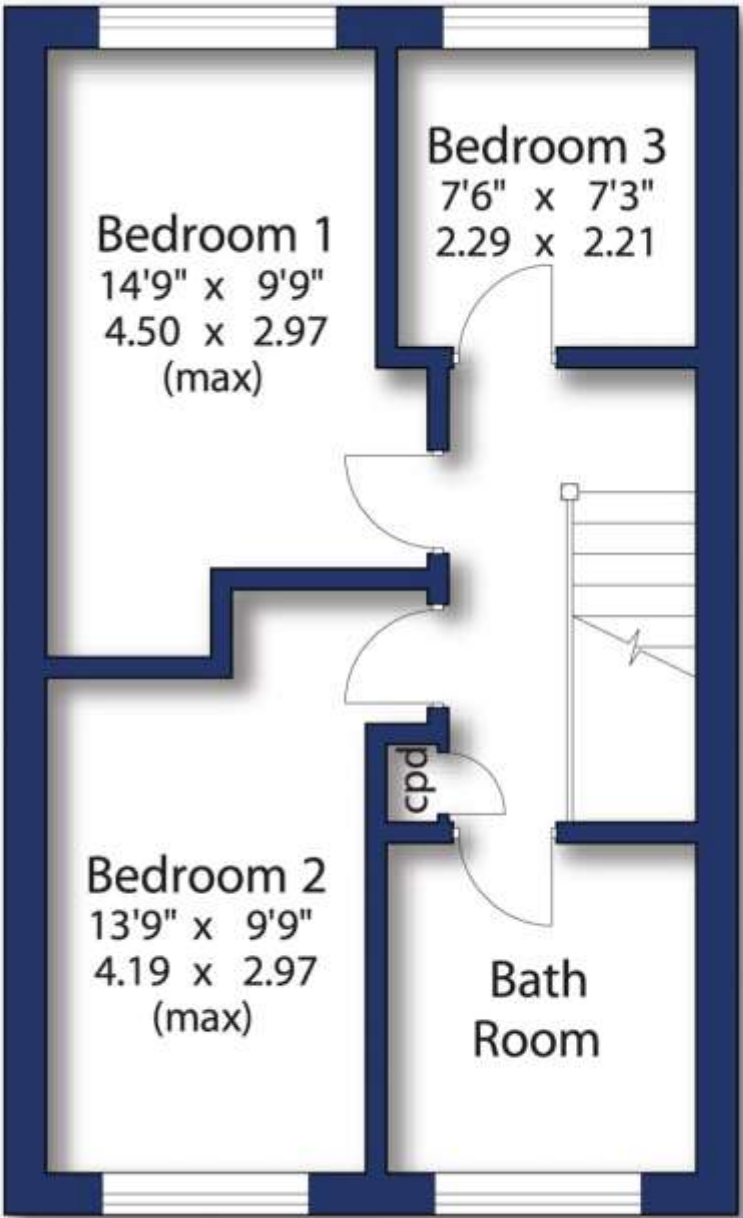




Floorplans



Ground Floor

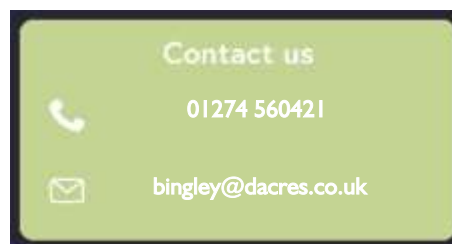
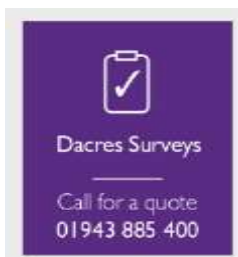
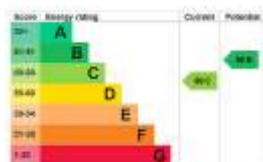


First Floor

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Directions

From the Bingley Harden direction continue along the Main Street into the centre of the village turning right onto Royd Street by the Co-op, continue to the top of the hill turning right onto West Royd and follow the road round to the top to the communal residents parking area. The property will be seen on the in the middle easily identified by our for sale board.

What3Words leans.hops.rails

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
- Residents Parking

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/checks/check-for-flooding-in-england)

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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