DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



33 Wellington Road, Wilsden, BD15 0LP

Delightfully situated within a popular village location is a deceptively spacious five-bedroom semi-detached property in need of modernisation offering good sized living accommodation, standing in attractive gardens, shared driveway and garage.

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33 Wellington Road, Wilsden, BD15 0LP

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

Guide Price: £250,000



Accommodation

- Semi-detached property
- Five bedrooms
- In need of modernisation
- Deceptive living accommodation
- Popular village location
- Gardens to front and rear
- Shared driveway with Garage

General Remarks

Delightfully situated within a most prestigious residential location is a well-established five bedroom semi-detached property offering good sized living accommodation planned over two floors. The property is in need of modernisation and would in our opinion be an ideal family home. The property includes gas heating and uPVC double glazing. Indeed, an internal inspection is fully recommended to appreciate the size and potential of this sizeable home.

The accommodation briefly comprises entrance hall, dining kitchen, spacious lounge, three bedrooms and shower room. First floor large landing with study area, two bedrooms and bathroom.

Outside the property is complemented by shared driveway, attractive gardens to front and rear with lawned areas, paved patio, flowerbeds, and shrubs.

Wilsden Village offers a range of shops and amenities, recreational areas 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.






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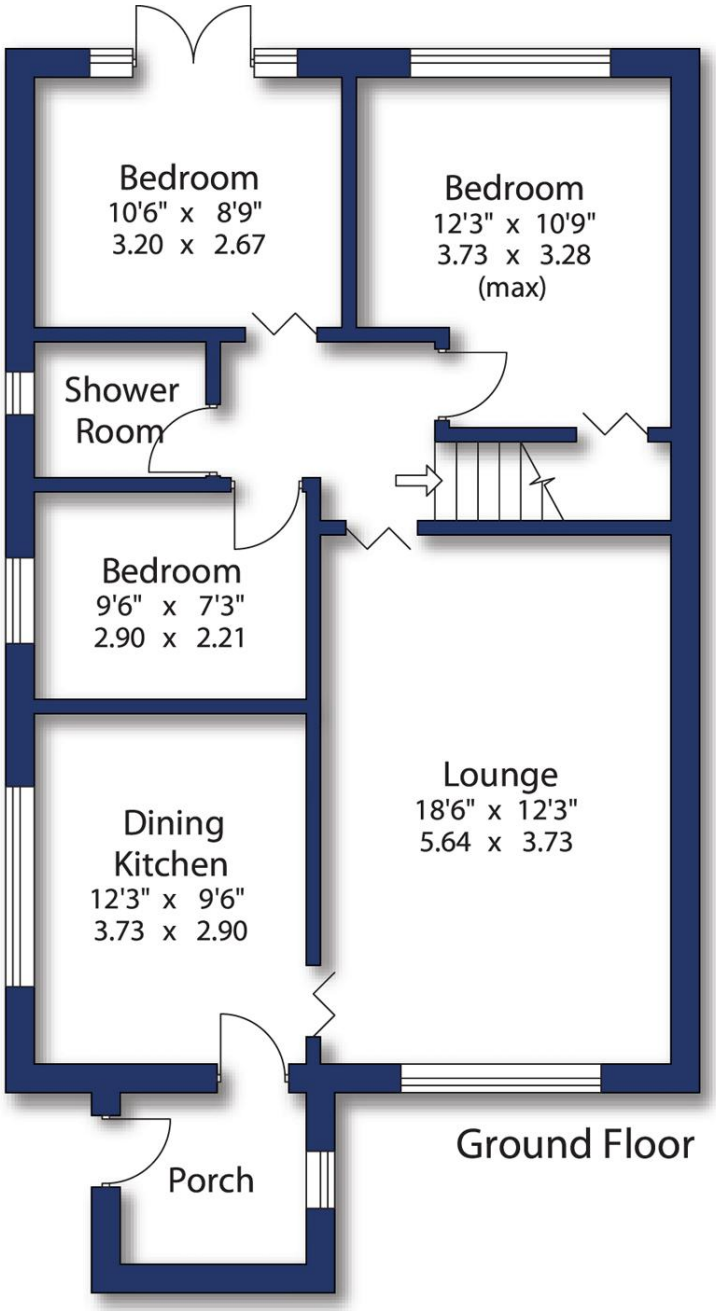


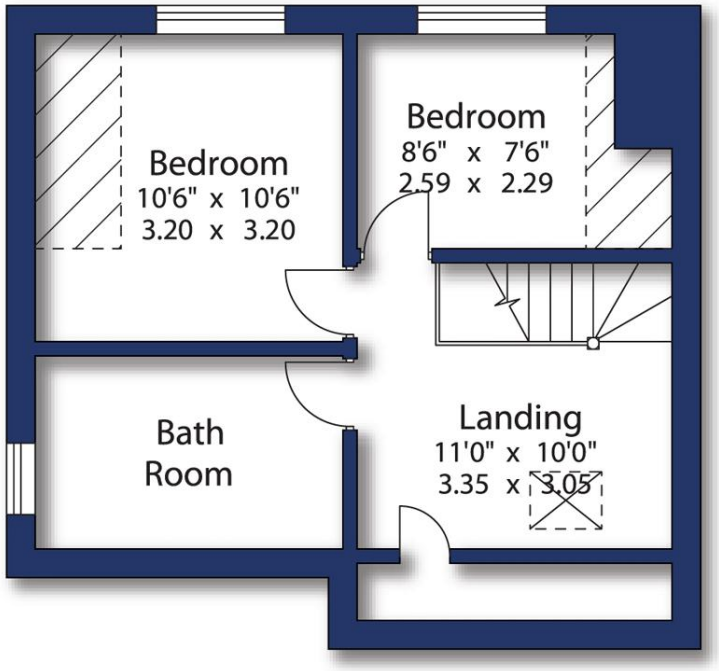






Floorplans





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Directions

From Dacre Son & Hartley's Bingley office proceed along the Main Street and at the traffic lights take a left hand turn onto Millgate over the bridge passing The Brown Cow. Continue into the village of Harden and at the mini roundabout turn left into Wilsden Road and continue through the village of Harden. Continue along Harden Lane through the village of Wilsden turning right into Royd Street, continue along Royd Street up the hill and turn left into Wellington road, the property will be seen on the right hand side.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, main services, shared driveway

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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