



## 2 Birchlands Grove, Wilsden, Bradford, BD15 0HD

Delightfully situated within a popular village location is a very well presented and extended two-bedroom semi-detached dormer bungalow with conservatory to the rear offering attractive living accommodation and fine aspect, standing in well maintained gardens, driveway and garage. **NO CHAIN**

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## 2 Birchlands Grove, Wilsden, BD15 0HD

Bradford 5 miles, Skipton 15 miles, Leeds 16 miles (all distances approximate)

**Guide Price: £279,950**

### Accommodation

- Semi-detached dormer bungalow
- Superbly presented
- Modern kitchen and bathroom
- Master bedroom with en suite wet room
- Conservatory to the rear
- Popular village location
- Excellent views
- Lovely gardens and garage

### General Remarks

Delightfully situated in the popular village of Wilsden is a beautifully presented two-bedroom semi-detached dormer bungalow with conservatory to the rear offering good sized living accommodation. The property includes gas heating and UPVC sealed unit double glazing and is in our opinion well-presented throughout. The property offers modern kitchen and bathroom fittings together with en suite wet room to the master bedroom. A lovely conservatory to the rear and the property will almost certainly appeal to a wide variety of potential buyers. Only an internal inspection will reveal the lovely nature of this superb property.

The accommodation briefly comprises entrance hall, spacious lounge, kitchen, utility, dining room, conservatory, master bedroom with en suite and superb bathroom. First floor bedroom with dormer. Outside the property is complemented by attractive gardens to the front, side, and rear, with paved patio, lawned area, flower beds, shrubs and trees, and a rear driveway to the garage.



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.







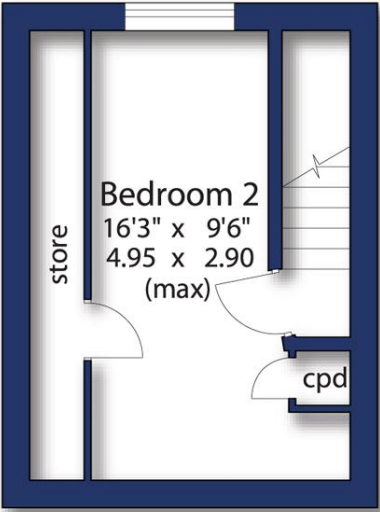
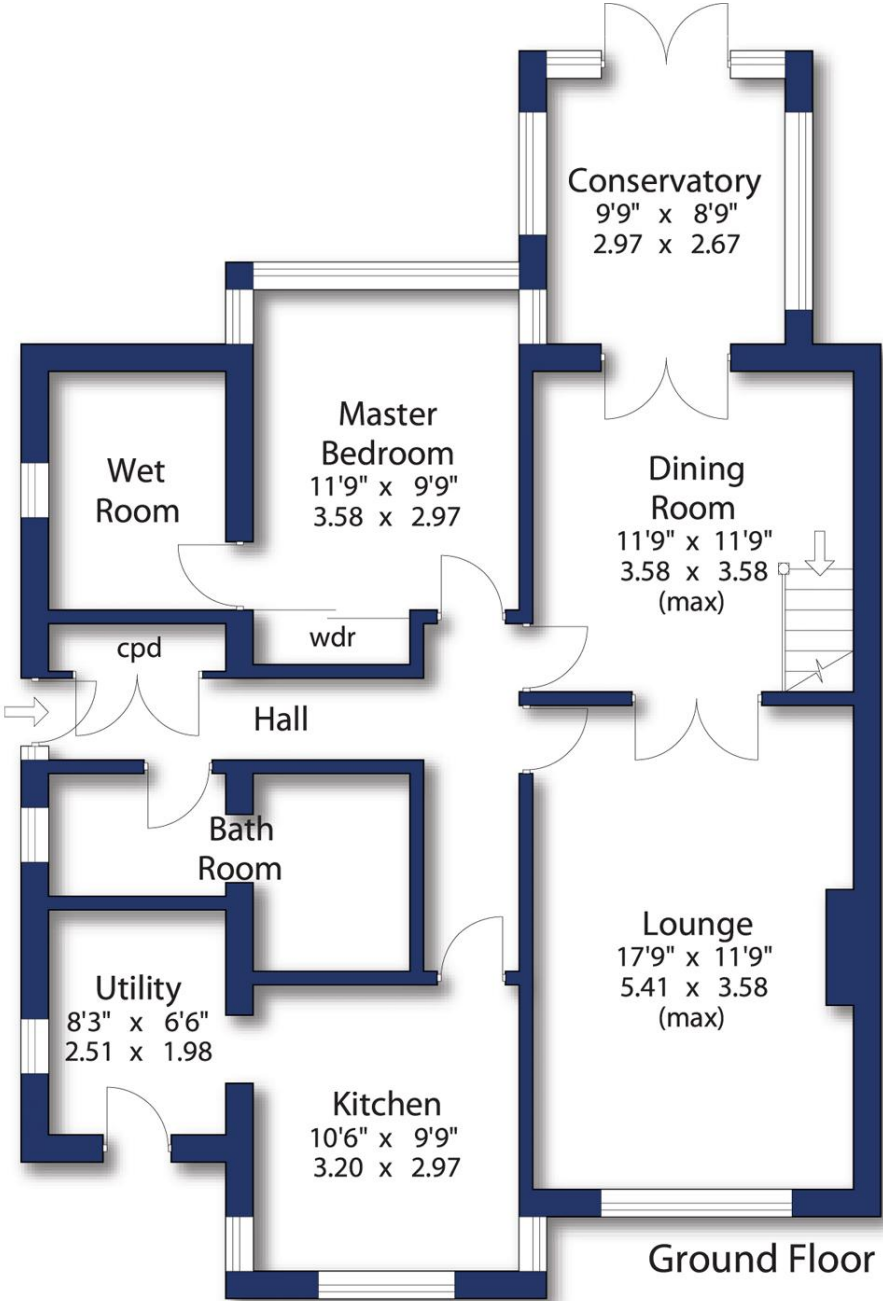








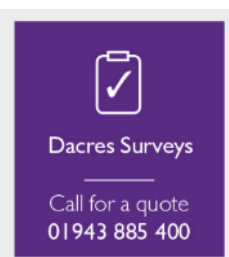
Floorplans



First Floor  
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## Directions

Approaching Wilsden village from the Harden and Bingley direction take the first turning on the right hand side as you enter the village into Birchlands Avenue and right into Birchlands Grove and the property will be seen on the right hand side.

What3Words meal.rams.deep

## Local Authority & Council Tax Band

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

## Tenure, Services & Parking

- Freehold, Mains 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](https://www.gov.uk/government/topics/floods)

## 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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