DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



8 Florence Avenue, Wilsden, BD15 0HE

Delightfully situated within a prestigious residential location is a superbly presented and extended four bedroom end townhouse with conservatory offering quality family living accommodation standing in good-sized well-maintained gardens and driveway. NO CHAIN

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8 Florence Avenue, Wilsden, BD15 0HE

Bradford 6 miles, Skipton 15 miles, Leeds 16 miles (all distances approximate)

Guide Price: £315,000



Accommodation

- Extended End Townhouse
- Superbly presented
- Deceptive living accommodation
- Four bedrooms
- Master bedroom with en suite
- Conservatory to the rear
- Popular village location
- Super aspect
- Lovely gardens
- Driveway with parking

General Remarks

Delightfully situated in a prestigious residential location is a superbly presented and extended four-bedroom end townhouse in a block of four offering good sized family living accommodation planned over two floors. The property is in our opinion well-presented throughout and includes modern kitchen, bathroom and en suite facilities together with conservatory, gas heating, uPVC double glazing. The deceptive nature of this fine home offers any would be purchasers versatile and flexible living accommodation and an internal inspection is fully recommended.

The accommodation briefly comprises reception hallway Lounge, dining area, kitchen, conservatory, sitting room, utility and wc. First floor, landing master bedroom, with en-suite shower, three further bedrooms and bathroom. Outside the property is complemented by a lovely plot with attractive well maintained gardens, to front and rear including paved patio, flowerbeds, trees and shrubs, driveway with parking.

The property is delightfully situated on a modern development of similar high calibre properties. The development is on the edge of Wilsden Village close to the local countryside for those who enjoy the outdoors and Wilsden Village offers a range of shops, amenities, recreational areas, public houses 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.













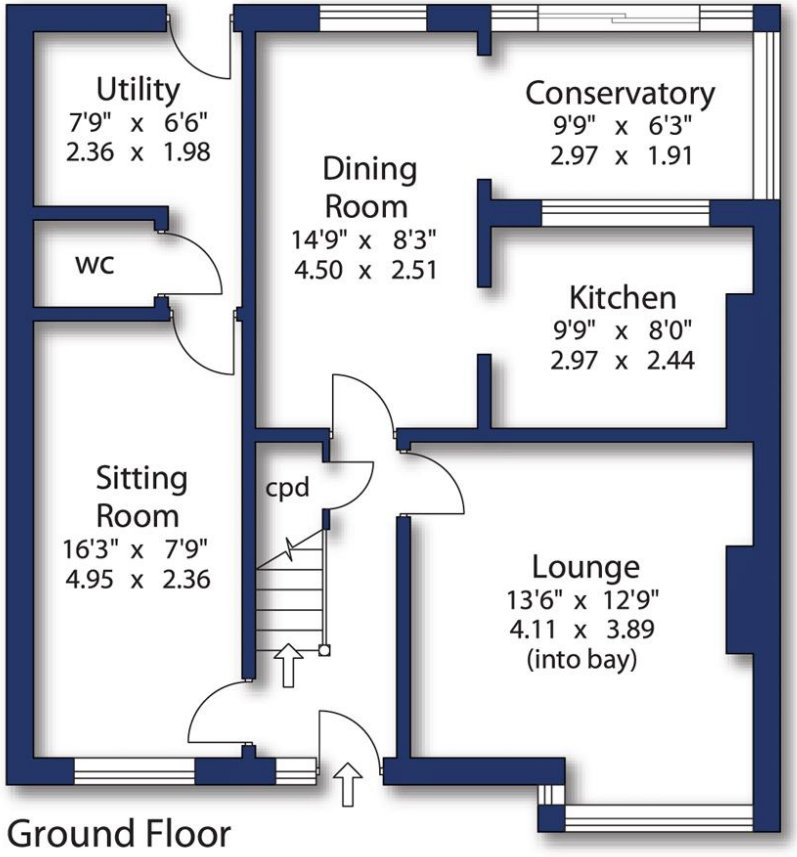


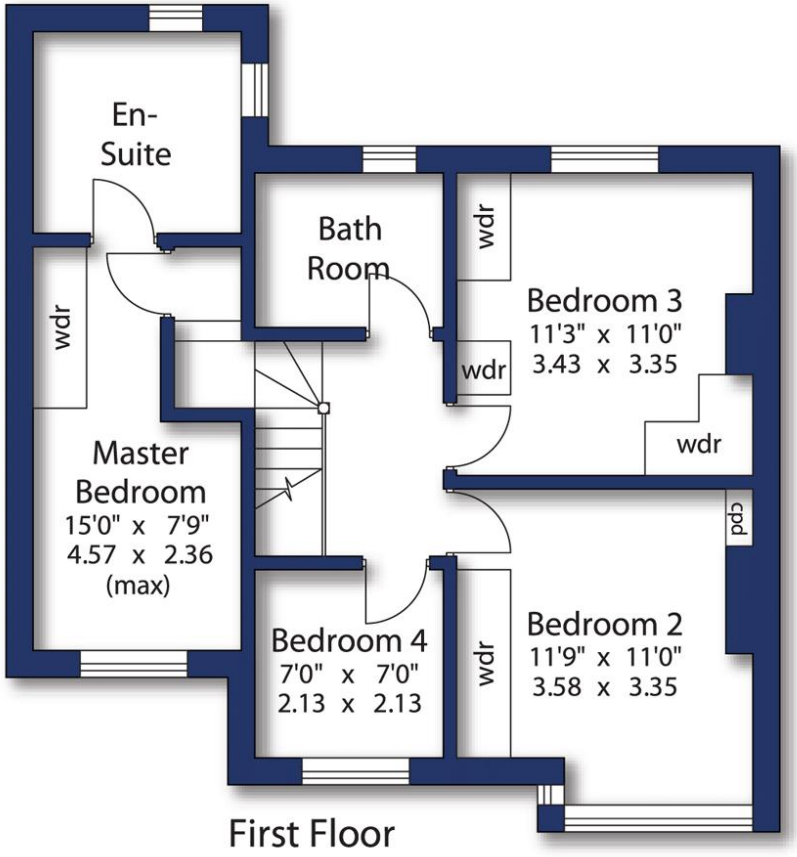






Floorplans





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Directions

Approaching Wilsden from the Bingley and Harden direction at the lower end of the Main Street. Florence Avenue is the turning on the right hand side and the property will be easily identified by our for sale board.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, Mains services, parking
- Pedestrian right of access for the neighbouring property at the rear

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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