Dacre, Son & Hartley

19 Yorkshire Offices

OVER 200 YEARS OF YORKSHIRE PROPERTY



109 Main Street, Wilsden, BD15 0AQ

Delightfully situated within a prestigious residential location is a deceptively spacious and rather unique three-bedroom period detached home in need of some modernisation offering good sized family living accommodation enjoying an elevated position enjoying a superb aspect.

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dacres.co.uk

109 Main Street, Wilsden, BD15 0AQ

Bradford 4, Skipton 14 miles, Leeds 18 miles (all distances approximate)

Guide Price: £250,000



Accommodation

- Detached residence
- Three bedrooms
- Deceptive living accommodation
- Good sized gardens
- Requires some modernisation
- Superb aspect
- Large Driveway
- Prestigious residential location

General Remarks

Delightfully situated in the popular village of Wilsden is a stone built detached period home offering good sized family living accommodation planned over two floors. The property includes gas heating, UPVC double glazing and fitted alarm system together with a number of character features and although in need of some modernisation would be an ideal home. The deceptive accommodation offers any would be purchaser the opportunity to create further accommodation by way of extension or indeed development subject to planning permission and building regulations being obtained. Indeed, an internal inspection fully recommended to appreciate this period home.

The accommodation comprises Entrance Lobby, Lounge, Sitting room, Dining Kitchen and wc. First floor Master bedroom, two further bedrooms and bathroom. Outside well-proportioned gardens to the front and side, large driveway with parking for several vehicles.

The property is situated in an elevated position enjoying a fine aspect in this popular village. Wilsden village offers a range of shops and amenities, public houses and well respected primary school. The location is considered to be within daily commuting distance of many West and North Yorkshire business centres which include Keighley, Bingley, Skipton, Bradford, Halifax and Leeds.













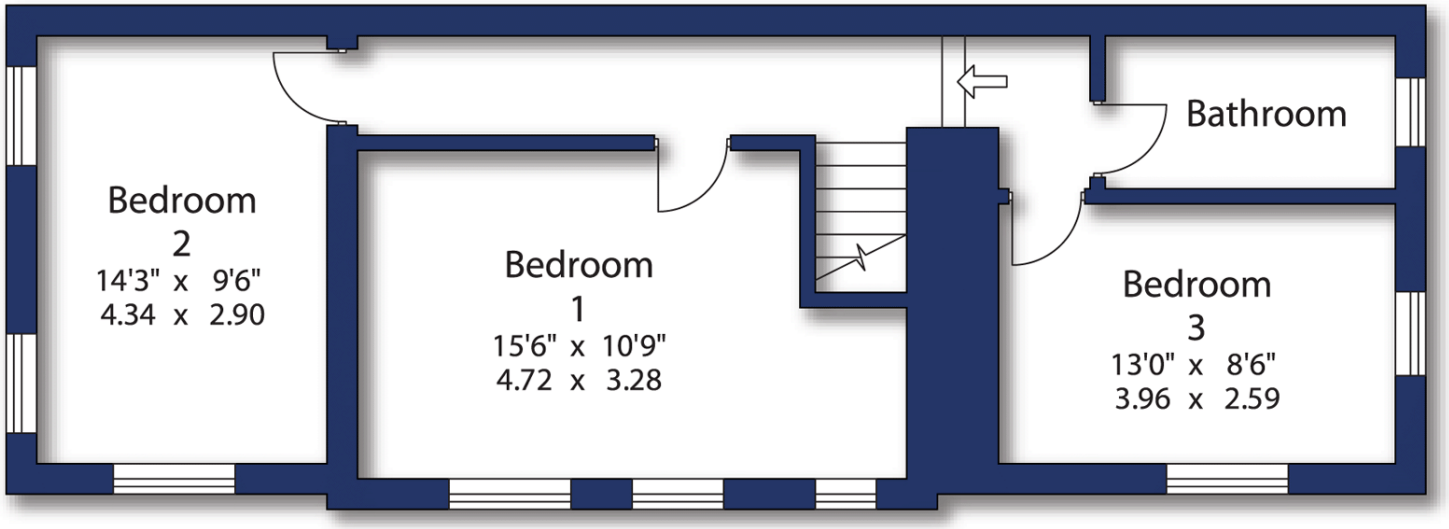




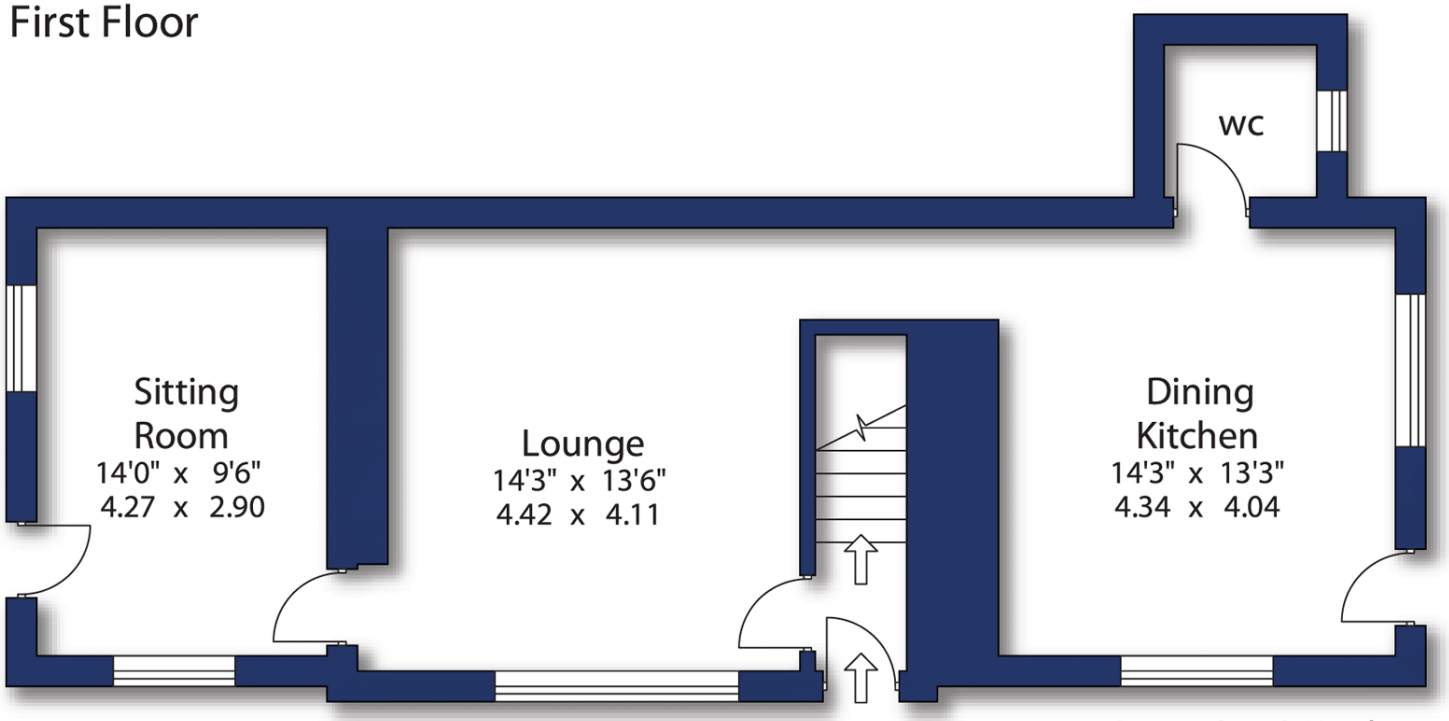




Floorplans



First Floor



Ground Floor

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Directions

Approaching Wilsden from Bingley and Harden continue up the Main Street. Turn left just before the zebra crossing onto tweedy street and the property will be seen on the corner of main street and tweedy street identified by our for sale board.. Parking is on Tweedy street.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, main services, parking

Internet & Mobile Coverage

The Ofcom website https://checker.ofcom.org.uk/ shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) available from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

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.

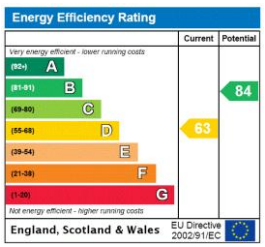
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We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. 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), Dacre, Son & Hartley reserves 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. Dacres Ref: CSC211917

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