DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



6 Main Street, Wilsden, Bradford, BD15 0EJ

Delightfully situated within a highly acclaimed and much sought after village location is a beautifully presented and characterful two-bedroom stone built end terrace cottage offering attractive living accommodation.

93 Main Street, Bingley, West Yorkshire, BD16 2JA
Tel: 01274 560421
Email: bingley@dacres.co.uk
dacres.co.uk

6 Main Street, Wilsden, BD15 0EJ

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

Guide Price: £185,000



Accommodation

- Beautiful Character cottage
- Stone built end terrace
- Two bedrooms
- Modern kitchen and bathroom
- Triple Glazing and Gas heating
- Superb aspect
- Cellar storage
- Popular village location

General Remarks

A beautifully presented stone built two-bedroom period home offering quality family living accommodation with additional cellar area. The property has been sympathetically modernised to an extremely high standard throughout and includes modern kitchen and bathroom fittings together with gas heating and UPVC Triple glazing. The property incorporates a wealth of character features and will almost certainly appeal to the more discerning buyer seeking a period home in a beautiful location. Indeed, an internal inspection comes highly recommended.

The accommodation briefly comprises of entrance, spacious lounge with dining area, kitchen with range of modern base and wall units, useful basement cellar with utility. First floor two bedrooms and modern bathroom. Outside the property enjoys a yard to the front and private shared resident garden area to the rear.

The property is situated in the popular Wilsden village enjoying a fine aspect. 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.






1309
Hotpoint


SUGAR
COFFEE
TEA
Hotpoint
Hotpoint





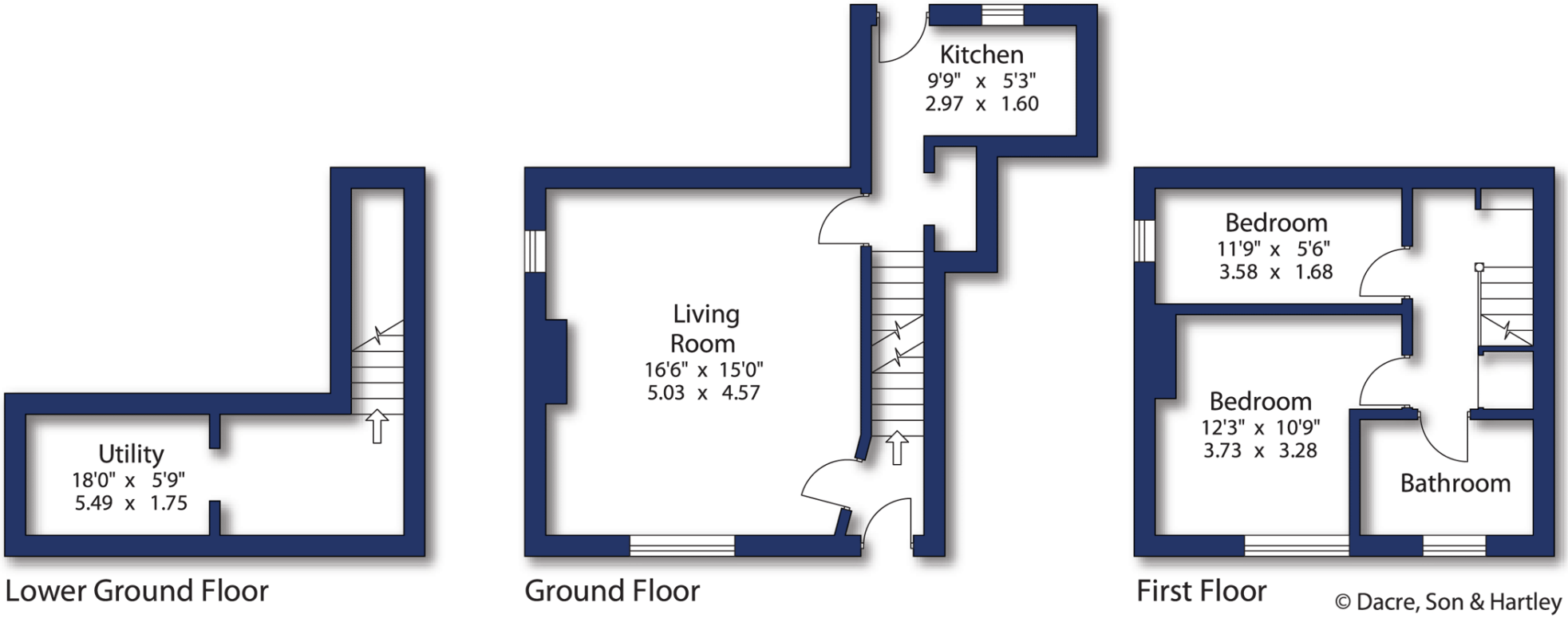








Floorplans



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Directions

Approaching Wilsden from the Bingley and Harden direction at the lower end of the Main Street , tyhe 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 is currently B

Tenure, Services & Parking

- Freehold, mains services

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

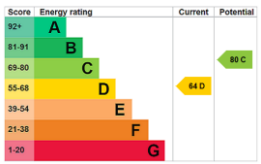
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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.

Dacres Ref: BIN260444

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Contact us
01274 560421
bingley@dacres.co.uk

