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Woodlands Farmhouse, 38 Wilsden Hill, Wilsden, Bradford, BD15 0BG

Set within an idyllic semi-rural location which overlooks the popular village of Wilsden, is this substantial period farmhouse which boasts superb panoramic views of the local landscape and delightful gardens. Offering three double bedrooms and multiple reception rooms, this wonderful property will certainly appeal to a wide variety of buyers and so an early viewing is strongly encouraged. NO CHAIN

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Woodlands Farmhouse, 38 Wilsden Hill, Wilsden, BD15 0BG

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

Guide Price: £485,000



Accommodation

- Period farmhouse
- Set within a desirable semi-rural location
- Enjoying far reaching scenic views
- Generous gardens
- Multiple reception rooms
- Three double bedrooms
- Benefiting from some modernisation
- Gated driveway parking

General Remarks

Woodlands Farmhouse will almost certainly appeal to a wide variety of buyers who are seeking a wonderful period property which offers flexible spacious living, a highly desirable setting and fantastic gardens. This much-loved, long-standing home which boasts many characterful features offers huge potential for buyers to modernise to their own taste and style. Benefiting from three double bedrooms and multiple reception rooms it makes for a superb family home. The idyllic semi-rural setting, beautiful gardens and near proximity to excellent local amenities will certainly enhance the properties appeal to many buyers.

The spacious living accommodation briefly comprises of, entrance hallway with access to a boiler cupboard. There is a generously sized lounge, good-sized family room, along with a formal dining room. There is a traditional fitted kitchen which offers attractive wall and base units with complementary work surfaces over. Leading from the kitchen is a spacious utility with additional storage room, access to a storage cellar as well as a lovely study/playroom with garden access.

To the first floor there are three fantastic double bedrooms with en-suite shower room to the master. There is a lovely house bathroom with both bath and shower cubicle facility.

Externally the property features a beautiful cottage garden to the front along with access to a garden store with w/c and workshop/single garage. To the side of the property, a private gated entrance can be found which leads to a private parking area for multiple vehicles.

The rear and side gardens comprise of generous lawn areas, attractive shrubs and borders and a lovely patio seating space.

The property is delightfully situated within a prestigious elevated Wilsden residential setting of select high calibre properties. Wilsden Village offers a range of shops and amenities, traditional public houses and a well-respected primary school. The location is also considered to be within daily commuting distance to many West and Yorkshire business centres which include Keighley, Bingley, Bradford, Skipton, Halifax and Leeds. The larger neighbouring town of Bingley offers an array of first class amenities which include local shops, bars and eateries, excellent primary and schools and superb commuter links to the immediate the local area and beyond and a train service which commutes daily to the cities of Leeds and Bradford.





















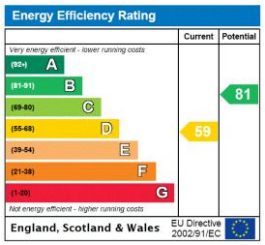
Floorplans



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01943 885 400

Directions

Approaching Wilsden from the Harden and Bingley directions continue along Harden Lane which runs into Main Street. Turn right onto Chapel Row, continue along Chapel Row proceed to the top of Wilsden Hill Road where the property will be seen as the last house on the right hand side easily identified by our For Sale Sign.

What3Words

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold, parking and Mains drainage
- Grade two listed

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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