







# Wilsden Hill, Wilsden, Bradford, Yorkshire, BD15 0BG

- Stunning Barn Conversion
- Excellent Rural Location
- Gardens with Summer House
- Underfloor Heating Throughout The Downstairs
- EPC Rating C
- Immaculately Appointed
- Adjoining Farm Land
- Double Garage and Ample Parking
- Viewing Essential
- Council Tax Band F

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## Guide Price £650,000

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## DESCRIPTION

Presenting a unique four-bedroom Barn Conversion, in a highly sought-after semi rural location. Perfectly suited for families, this beautifully maintained property combines modern open-plan living with the charm of countryside surroundings. The home benefits from convenient access to scenic walking routes, local amenities and excellent transport links.

Internally is ample space for both relaxation and entertaining guests. The property also features a well-appointed kitchen, designed to accommodate the demands of modern family life. Four generously proportioned bedrooms provide comfortable, private retreats for all the family, while a stylish bathroom and two en suite shower rooms cater for busy mornings and relaxing evenings. One bathroom boasts a luxurious free-standing bath and a contemporary rain shower for added comfort.

Further enhancing this exceptional home are unique features such as a double garage and versatile outbuildings and outdoor kitchen and bar area offering practical storage solutions or potential for hobby spaces. The excellent EPC rating of C ensures modern efficiency, while the council tax band F reflects the quality of accommodation on offer.

With its immaculate presentation, versatile open-plan layout, and idyllic rural setting, this home is an outstanding opportunity for families seeking longevity and comfort in an enviable location. Early viewing is highly recommended to appreciate all this property has to offer.







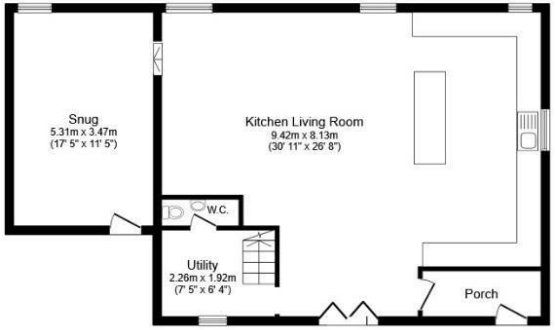













Ground Floor

Floor area 90.7 sq.m. (976 sq.ft.)




First Floor

Floor area 90.7 sq.m. (976 sq.ft.)

Total floor area: 181.4 sq.m. (1,953 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**Viewings**

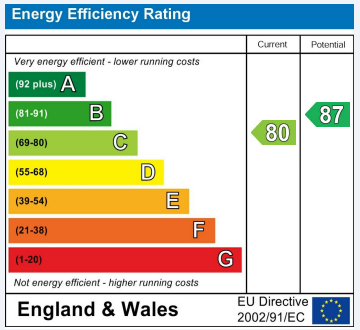
Please contact bingley@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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