

# HUNTERS®

HERE TO GET *you* THERE



## Wellington Road

Wilsden, Bradford, BD15 0LX

Asking Price £399,000



A beautifully appointed and much enhanced three bedroom detached home which is situated in a most sought after cul de sac position on the fringe of the village

The home, which has been recently modernised throughout comprises; entrance hall with cloakroom/wc, an excellent spacious living room, with dining room off, a large versatile sun room with garden access, which is ideal for every day family living and entertaining, a modern well equipped breakfast kitchen with utility room off, and home gym/hobby room or home office, to the ground floor. To the first floor are three good size bedrooms with bedroom one offering en suite shower facilities, and the contemporary house bathroom. Externally are impressive secure gardens to the rear and ample off street parking to the front. The home further benefits from CCTV to the front and rear of the property.

Wilsden is a highly sought after village and offers excellent amenities, local recreational facilities and transport connections to many neighbouring towns and villages. Bingley is a comfortable drive away, from where there is direct rail access to Leeds, Bradford and Skipton.



N.B.

Note: Successful buyers will be required to complete ID and anti-money laundering checks. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service £48 inc. VAT per buyer. Once this is paid to Coadjute and all checks completed, we will then be able to mark the property Sold Subject to Contract. The cost includes obtaining relevant data and any manual checks and monitoring which might be required. Hunters will receive some of the fee taken by Coadjute to compensate for its role in providing these checks.

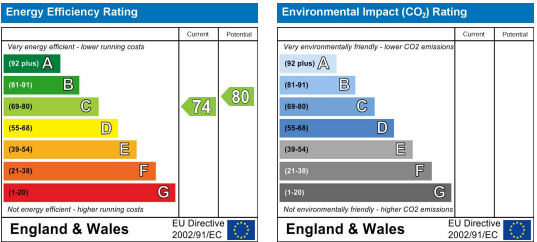
Area Map



Floor Plans



Energy Efficiency Graph



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.