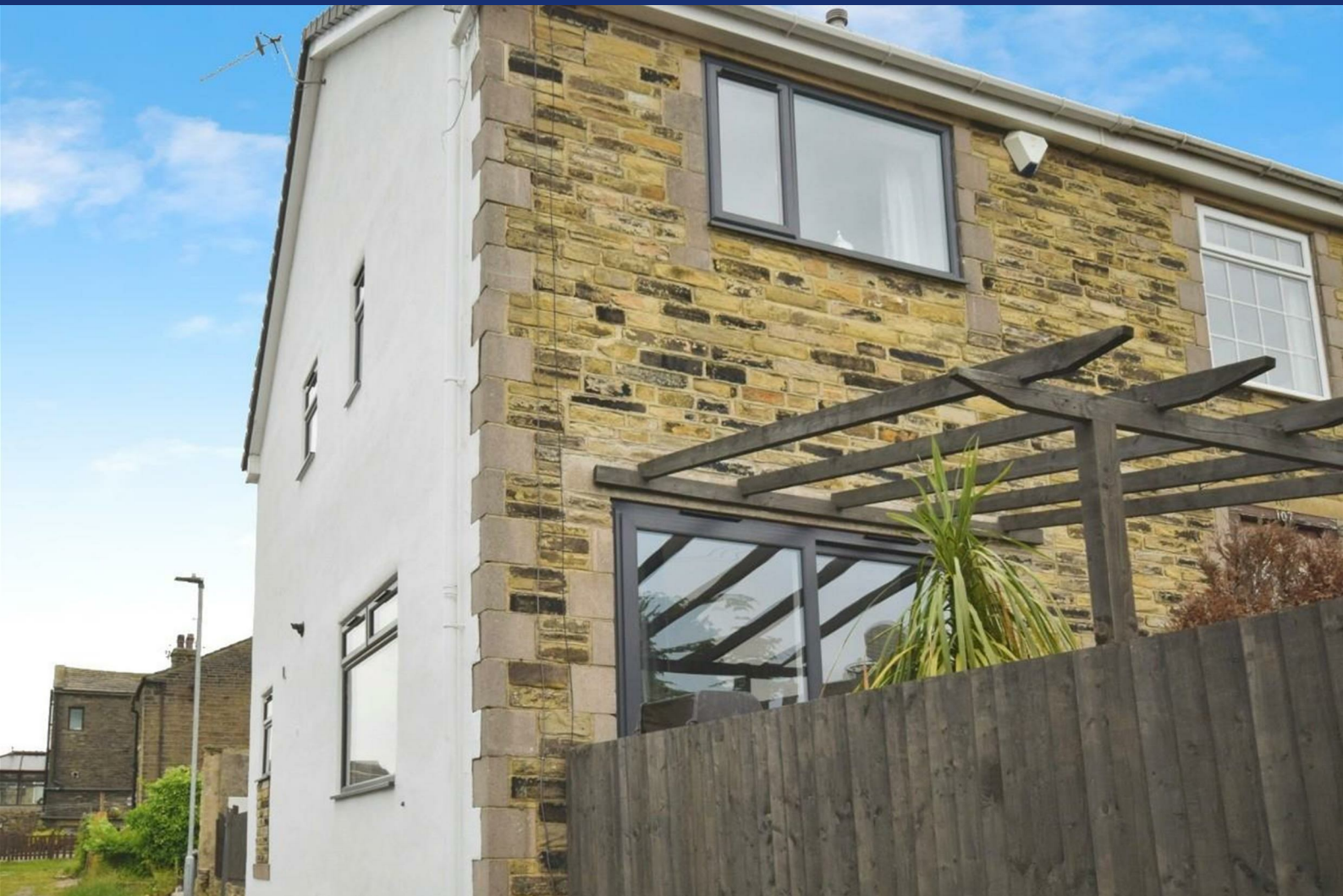


# HUNTERS®

HERE TO GET *you* THERE



## Main Street

Wilsden, Bradford, BD15 0DZ

Asking Price £210,000



A chain free opportunity to acquire a well established and very much enhanced home which will likely appeal to a variety of purchasers.

Centrally located in Wilsden and being ideally positioned for a host of local amenities, transport links, recreational facilities and the well regarded primary school, a viewing to appreciate the most attractive home does indeed come highly recommended. It comprises entrance in to the superb dining kitchen with central breakfast bar and a range of integrated appliances, and a substantial lounge with French doors to the rear garden, three bedrooms and a modern house bathroom. There is a yard to the front of the property with an out house and off street parking

The property is situated on the main street, within the popular village of Wilsden. Wilsden Village offers a range of shops and amenities, recreational facilities and well respected primary school. The location is considered to be within daily commuting distance of many West Yorkshire business centres which include Keighley, Bingley, Bradford, Halifax and Leeds



**Floor 2**

**Kitchen**  
13'10" x 12'6"

**Living Room**  
16'9" x 11'3"

**Landing**  
10'2" x 6'3"

**Bedroom**  
6'11" x 9'4"

**Bathroom**  
7'8" x 6'4"

**Bedroom**  
6'7" x 8'11"

**Bedroom**  
8'11" x 12'11"

**Floor 1**

**Approximate total area\***  
165.07

\* Excluding balconies and terraces

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**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current Score: 67		Potential Score: 88

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Current Score: 67		Potential Score: 88

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