

HUNTERS[®]

HERE TO GET *you* THERE



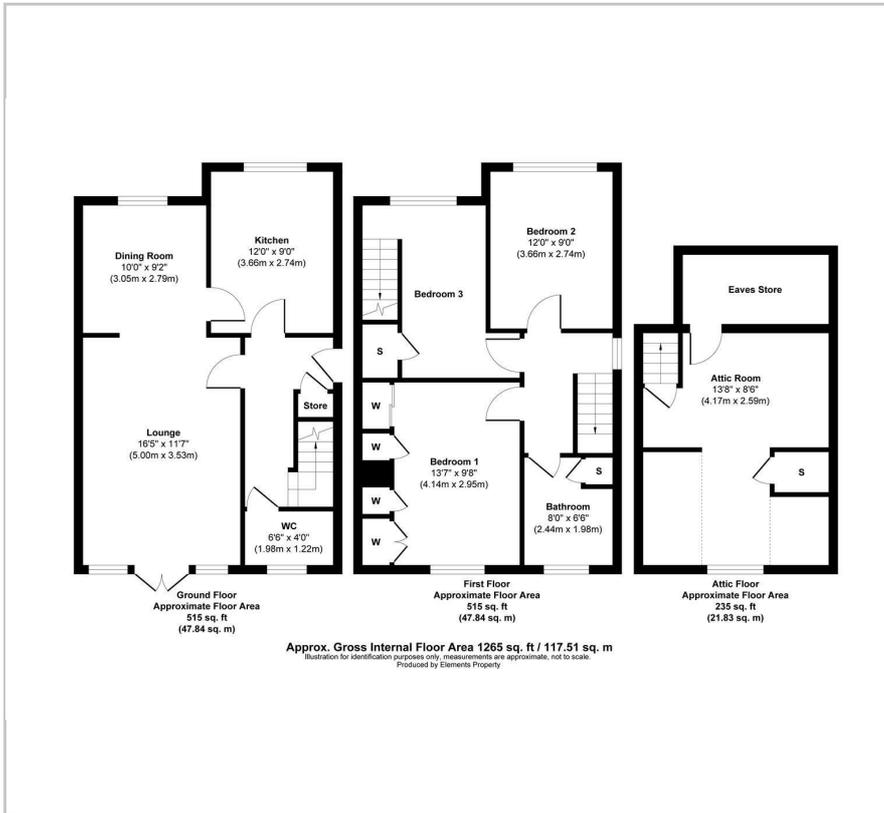
11 Lee Close

Wilsden, Wilsden, BD15 0ER

£285,000



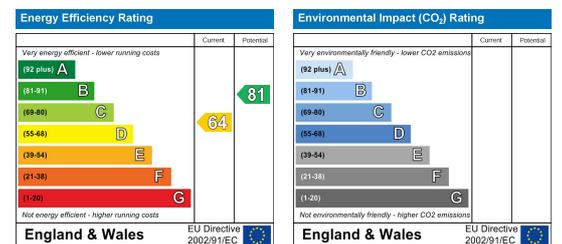
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Bingley Sales Office on 01274 511 509 if you wish to arrange a viewing appointment for this property or require further information.

- Three Bedrooms
- Superbly Presented
- Sought After Cul De Sac
- Garage Plus Workshop
- Flexible Living Space
- Occasional Loft Bedroom
- Excellent Position
- Off Street Parking
- Gardens to Rear
- Council Tax Band C



A beautifully presented three or occasionally four bedroom semi detached home, situated in a most convenient residential location close to the village centre and its many amenities.

Offering excellent family accommodation over three floors with an attic conversion accessed via bedroom 3 a viewing to a most impressive and very well maintained home in a superb cul de sac does indeed come highly recommended.

The mature home comprises; entrance hall, lounge with French door access to the rear patio, dining room, well equipped breakfast kitchen and cloak room / WC to the ground floor. To the first floor are three bedrooms, with bedroom one offering fitted wardrobes and excellent views of the garden and neighbouring woodland. Bedrooms three provides stair case access to the loft space, which could be used as an occasional bedroom.

Externally are well tended lawn gardens to the rear, which offer a good degree of privacy and seclusion, a patio and planted borders, there is a single garage, with an excellent workshop under. To the front is a paved driveway and a further sitting area.

Wilsden is an excellent residential location and offers many village amenities, primary school, shops and many recreational facilities. There is a frequent bus service through the village which provides convenient access to the neighbouring towns and villages. Bingley town centre is a comfortable drive away, from where there is direct rail access to Leeds, Bradford and Skipton.



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.

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