

# HUNTERS®

HERE TO GET *you* THERE



## Harden Lane

Wilsden, Bradford, BD15 0EU

Asking Price £550,000



A beautifully presented four bedroom detached home, situated in a most convenient residential location on the fringe of the village yet still very well positioned for its many amenities.

Offering excellent family accommodation over three floors with impressive gardens to the rear a viewing to appreciate the versatility of this wonderful home comes highly recommended.

The modern home which is flooded with natural light, offers any would be purchasers an excellent level of flexibility coupled with stylish interiors and comprises; entrance porch, a home office which offers an excellent work/life balance, an open plan living space and comprehensively equipped dining kitchen and feature dual fuel burner, with bi-fold doors leading to the sun terrace with garden access, to the lower ground floor is the fourth bedroom which is currently being used as a home craft room/art studio, the utility room and lower ground floor shower room. There is also garden access on this level. To the first floor are three excellent double bedrooms with bedroom one having en suite shower facilities and the modern house bathroom.

Externally, secure electric gates lead to well tended large lawn gardens to the rear which offer an excellent space for gathering family and friends, with views towards the woodland and natural water course, a further



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.

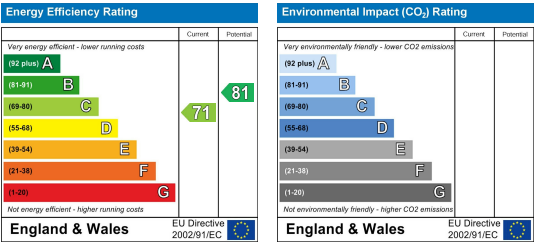
Area Map



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.