

HUNTERS[®]

HERE TO GET *you* THERE



Royd Street

Wilsden, Bradford, BD15 0HS

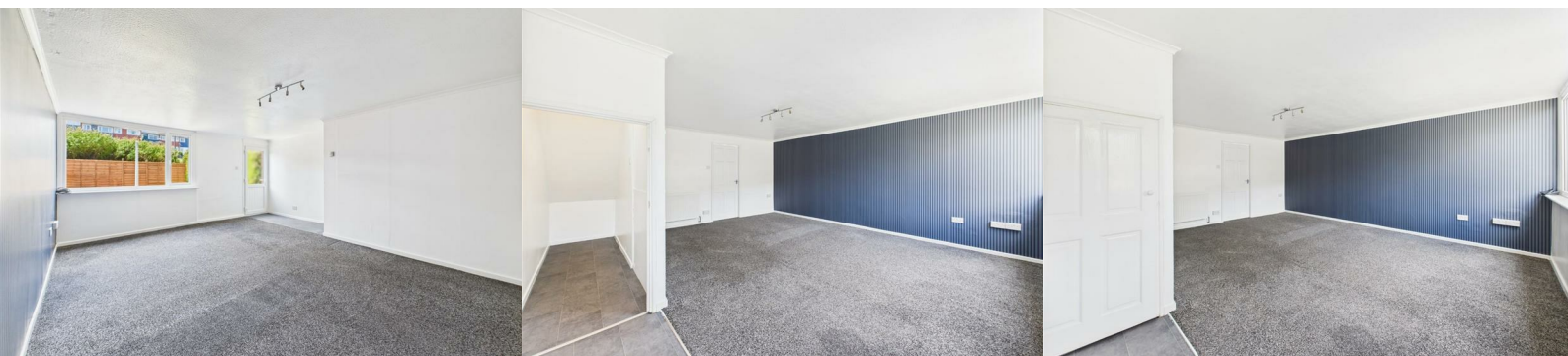
Asking Price £169,950



This good size family home presents an excellent opportunity for a variety of potential purchasers, offering generous living space in a highly sought-after residential location. Ideally positioned for access to local amenities, transport links, and recreational facilities, this superbly proportioned family home is well worth a viewing.

The accommodation comprises a spacious lounge with storage and a well equipped dining kitchen on the ground floor. To the first floor, there are three good size bedrooms and house bathroom and a further excellent storage room. Externally, the property offers gardens to the front and rear which offers a good degree of privacy.

Situated in the desirable village of Wilsden, the property enjoys a welcoming community atmosphere with excellent amenities, including sports and social clubs, traditional village pubs, and a well-regarded primary school. Conveniently located for commuting to key business centres in both West and North Yorkshire, this home offers an ideal balance of village charm and accessibility.



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.

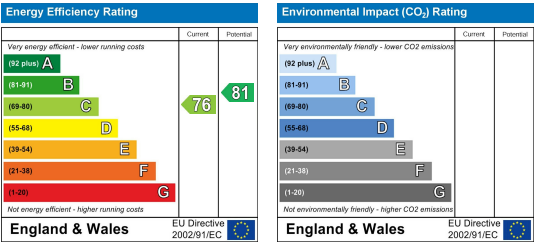
Area Map



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.