



Wilsden View, Back Lane, Wilsden,

£599,950

**** PART EXCHANGE CONSIDERED **LAST ONE REMAINING ** NEW BUILD DETACHED * HIGH SPECIFICATION * FOUR BEDROOMS * THREE BATH/SHOWER ROOMS ** ALL FLOOR COVERINGS & CARPETS INCLUDED ***
* TWO RECEPTION ROOMS * QUALITY FIXTURES/FITTINGS * GARDEN * GARAGE * 1941 SQ FT ***

Wilsden View is a superb new development of only two high specification homes. The development has been designed to enhance its greenbelt location, having spectacular views from each of the properties across open fields giving this development a real countryside feel.

Each home is unique in layout and has been designed to accommodate modern family living.

Built by Oracle Homes with a reputation for delivering quality homes in the area.

Both properties will be completed to the highest standard and will incorporate a range of quality fixtures and fittings.



Entrance Hall

Cloaks/WC

Lounge

17'8" x 12'6" (5.38m x 3.81m)

Family Living Kitchen

28'10" x 11'7" (8.79m x 3.53m)

Utility

Office/Playroom

8'9" x 7'1" (2.67m x 2.16m)

First Floor

Bedroom One

14'2" x 11'7" (4.32m x 3.53m)

With En-Suite;

En Suite

Bedroom Two

13'4" x 12'3" (4.06m x 3.73m)

With En-Suite;

En Suite

Bedroom Three

14'3" x 11'7" (4.34m x 3.53m)

Bedroom Four

12'6" x 9'3" (3.81m x 2.82m)

Bathroom

Exterior

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, continue to follow A644 for 2.3 miles, turn right onto Well Heads, after 0.8 miles turn left onto Half Acre Rd, after 0.3 miles continue onto Back Heights Rd, Back Heights Rd turns slightly left and becomes Rock Ln, turn left onto Lower Heights Rd, right onto Egypt Rd, continue onto Dean Ln, continue onto Back Ln and the development will shortly be seen where the property is displayed via our For Sale board.

TENURE

FREEHOLD

COUNCIL TAX BAND

To Be Confirmed.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(15-38) F			(15-38) F		
(1-14) G			(1-14) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk