



## Buttercup Cottage

Smithy Lane | | Wilsden | BD15 0EG

£275,000

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# Buttercup Cottage

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Wilsden | BD15 0EG

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This deceptively spacious stone built property is situated in the heart of this sought after village, offering smartly presented three bedroomed accommodation, well equipped kitchen, delightful sitting room and modern shower room, gardens and parking. Located in a small cul de sac only a short walk of the village amenities.

- Convenient location to the village amenities
- Light and airy sitting room
- Modern Shower Room
- Off road parking
- Spacious and well equipped dining kitchen
- Three bedrooms
- Delightful gardens to the front and rear
- No onward chain

## Ground Floor

### Spacious Dining Kitchen

16'3 max x 14'1 (4.95m max x 4.29m)

A spacious dining kitchen fitted with an extensive range of base and wall units, pan drawer, coordinating work surfaces, with tiled splashbacks and concealed lighting. Integrated appliances include an oven, Zanussi microwave, Zanussi four ring gas hob with a glass and stainless steel hood over, integrated washing machine, fridge and freezer. Housed in one of the wall units is the gas fired central heating boiler. Deep understairs store cupboard. Two windows to the rear elevation. Stairs to the first floor.

### Sitting Room

16'3 x 14'8 (4.95m x 4.47m)

A light and airy sitting room with patio doors overlooking the front garden. Feature stone fireplace.

## First floor

### Landing

A good sized landing with a shelved airing cupboard. Window to the side elevation. Ladder access to the part boarded roof void providing additional storage.



A smartly presented and deceptively spacious three bedroomed property located in small select cul de sac close to the heart of this sought after village.



### Bedroom

14'3 x 9'7 (4.34m x 2.92m)

A delightful bedroom with full width recessed wardrobes. Two windows to the front elevation.

### Bedroom

12'3 x 7'11 (3.73m x 2.41m)

With a fitted wardrobe and window to the rear elevation.

### Bedroom

9' max x 8' max (2.74m max x 2.44m max)

Window to the rear elevation.

### Shower room

9'3 x 6'6 (2.82m x 1.98m)

An impressive shower room fitted with a white suite comprising a spacious shower stall, a range of fitted cupboards and drawers housing the wash basin, and a low suite w.c. Heated towel rail. Heated tiled floor and tiled walls. Recessed lighting.

### Outside

#### Gardens

There are delightful and well maintained gardens, to the front there is a lawned area edged with shrub borders. Side garden with useful shed and a path leading to a south west facing rear garden, with a feature rockery, lawned area and flagged patio creating the perfect outside relaxation space.

#### Parking

There is a designated parking space just beyond the front garden stone wall.

#### Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

#### Council Tax

City of Bradford Metropolitan District Council Tax Band D.

#### Mobile Signal/Coverage

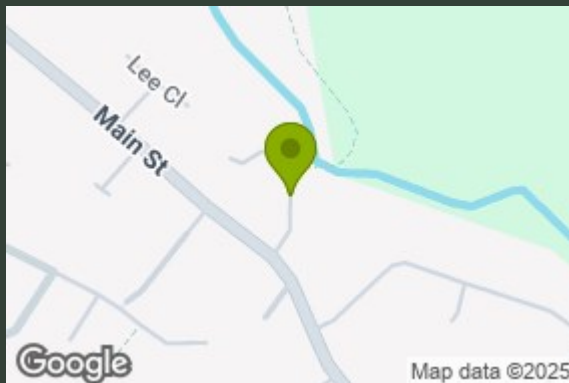
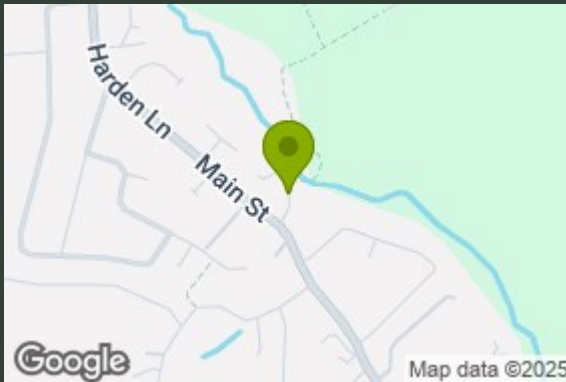
The mobile signal/coverage in this area can be verified via the following link:  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

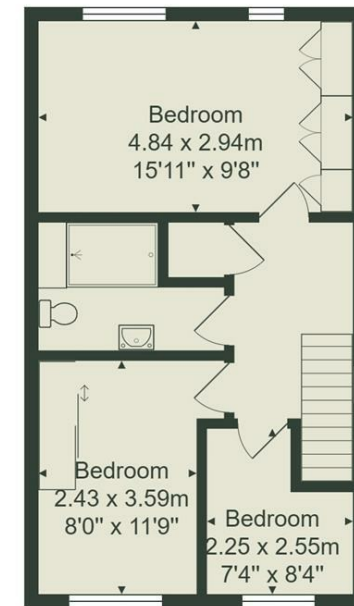
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

#### Tenure

We are informed that the property is freehold.



Ground Floor

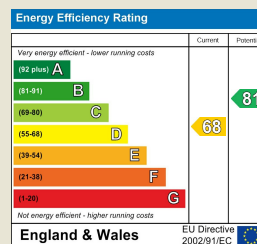


First Floor

Total Area: 85.4 m<sup>2</sup> ... 919 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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