

# HUNTERS®

HERE TO GET *you* THERE

2 Lingbob Mill Fold, Wilsden, Bradford, BD15 0HF

Price £219,950

Property Images

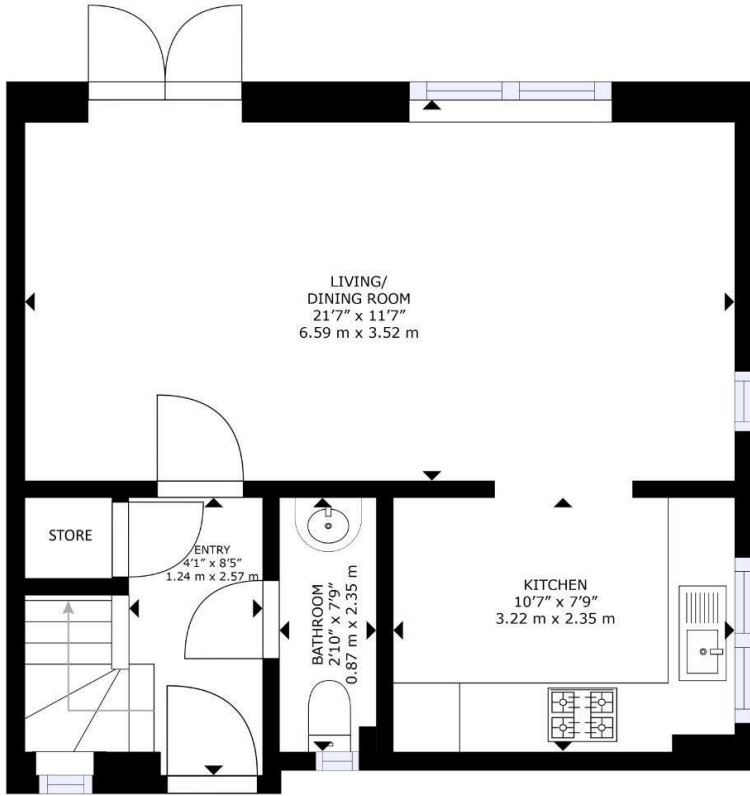


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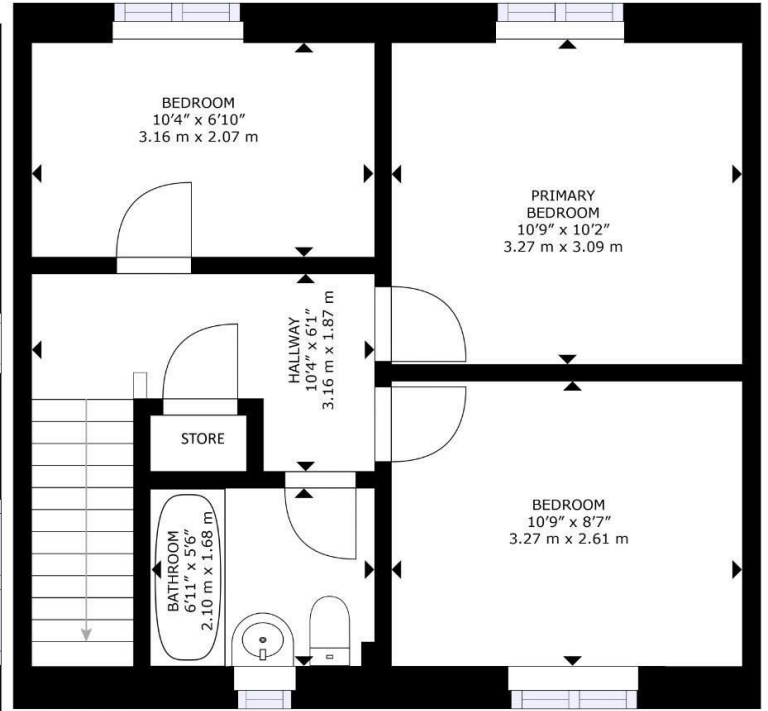
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## Property Images





FLOOR 1



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>76</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Nestled in the charming village of Wilsden, this semi-detached house at Lingbob Mill Fold is a true gem waiting to be discovered. Built in the late 1980s by the esteemed local builders, Messrs Procter Brothers, this stone cottage-style property exudes character and modernity.

Don't miss this opportunity to own a piece of village life in Wilsden. Whether you're looking to settle down or seeking a peaceful retreat, this property offers the best of both worlds. Book a viewing today and step into your new home at Lingbob Mill Fold.

As you step inside, you are greeted by a warm and inviting atmosphere. A reception hall with ground floor WC leads

The living-dining room which is the heart of the home, offers a lovely space to dine and relax, and with French doors onto the garden. The breakfast-kitchen has built-in cooking appliances and an integrated fridge and freezer.

To the first floor there are 2 double bedrooms with the principal room having a feature paneled wall, and some views onto the moors, and a bedroom 3 is a good-sized single bedroom, along with a house bathroom.

The property is equipped with double glazing and gas heating, ensuring your comfort all year round.

Outside there is an enclosed garden to the side and rear and off street parking for 2 vehicles.

The property is freehold, however there is a quarterly charge at circa £100 towards the upkeep of the pond, car park, chimney and common areas.

Wilsden Village offers a range of local shops and amenities and local primary school. The neighbouring town of Bingley offers excellent amenities which include local shops, bars and eateries, primary and secondary schools and good commuter links to the immediate local area as well as a train service which commutes daily to the cities of Leeds and Bradford.

### On-Line-Bullet-Points

- High quality cottage style home
- 3 bedrooms, bathroom and ground floor WC
- Modern breakfast-kitchen with fitted appliances
- Living-dining room with French doors onto gardens
- Successful rental property for over 16 years
- Excellent local amenities inc bus route
- Off street parking x 2
- Pleasant and decent sized gardens
- No forward chain
- Mortgage advise available

