



## Birchlands Avenue

Wilsden, Bradford, BD15 0HB

Asking Price £365,000



Offering an exceptional extended four or occasionally five bedroom chalet style semi detached home, with integral garage with combined utility and off street parking for two vehicles.

Situated in an elevated position in a first class residential location and enjoying far reaching views of the surrounding countryside, a viewing to appreciate a unique home which has had been enhanced and twice extended by the vendors, comes highly recommended.

The home comprises; entrance lobby, with access to the garage and utility room, inner hall way, a good size kitchen, dining room with sliding door access to the rear garden, living room, a shower room with wc, and office/playroom/bedroom five to the ground floor. The half landing gives access to an excellent split level bedroom, a split level four piece bathroom, whilst the first floor landing affords access to three further bedrooms an additional shower room and a separate wc. Low maintenance gardens to the rear offer two patio areas, and planted borders.

Wilsden is an excellent residential location and offers many village amenities, primary school, shops and many recreational facilities. There is a frequent bus service through the village which provides convenient access to the neighbouring towns and villages. Bingley town centre is a comfortable drive away, from where there is direct rail access to Leeds, Bradford and Skipton.



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.

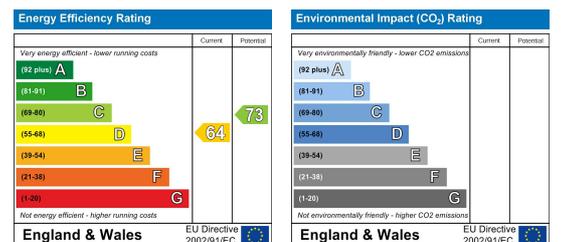
## Area Map



## 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.

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