



## West Royd

Wilsden, Bradford, BD15 0HU

Asking Price £174,000



No Chain - This generously proportioned family home presents an excellent opportunity for a range of purchasers, offering spacious accommodation in a highly sought-after residential location. Ideally positioned for access to local amenities, transport links, the local primary school and recreational facilities, the property combines practical living with a desirable village setting and is well worth a viewing.

The ground floor features a well equipped dining kitchen, a large lounge with space for dining and a useful under stairs storage cupboard and sun room off. To the first floor, there are three good-sized bedrooms, a modern house shower room, a storage room and an additional partially boarded loft for further storage.

Externally, the property benefits from gardens to the front and an enclosed rear garden with both paved and shale areas, providing an ideal space.

Situated in the ever-popular village of Wilsden, this home enjoys a welcoming community atmosphere and is within easy reach of local amenities, including sports and social clubs, traditional village pubs, and a well-regarded primary school. With convenient transport links to key business centres across both West and North Yorkshire, this property offers the perfect balance of village charm and accessibility.



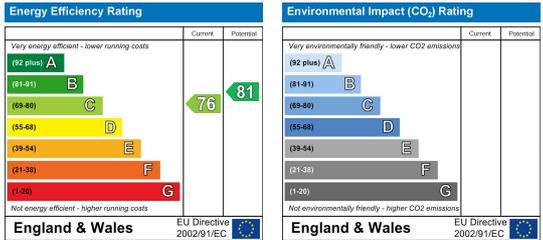
## Area Map



## 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.