



## Wilsden View, Back Lane, Wilsden, £2,250 Per Month

\*\*\*\*\*SUPERB FOUR BEDROOM NEW BUILD DETACHED WITH SPECTACULAR VIEWS \*\*\*\*\*

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 across open fields giving this development a real countryside feel.

The property is designed to accommodate modern family living, incorporating a high range of quality fixtures and fittings .

Briefly comprising , Entrance hall ,cloakroom ,spacious lounge ,office/playroom ,utility room ,family living kitchen ,with integrated appliances and bifolding doors leading to the rear garden with far reaching views . To the first floor are four bedroom two with en-suits and a house bathroom with bath and walk in shower .

Further benefits include ,underfloor heating & ground source heat pump.  
Externally there is an electric gate entrance, drive ,garage, and garden .

Council Tax Band G .

\*\*\*\*VIEW IMMEDIATELY\*\*\*\*

**SORRY NO PETS or SMOKERS**



## 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 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.

## Deposit and Fees

A deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy. This is subject to referencing.

**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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		94	(92 plus) A		
(81-91) B		86	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(13-38) F			(13-38) F		
1-12) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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