



Smithy Lane, Wilsden Bradford BD15 0EG

welcome to

Smithy Lane, Wilsden Bradford

A lovely Wilsden home offering spacious living areas, three bedrooms, an en-suite to the main bedroom, plus a private driveway and integral garage. Ideally located close to village amenities and countryside walks.



Nestled in the heart of Wilsden, this Grade II listed, well-presented home offers generous and flexible living accommodation, a private driveway and an integral garage, making it an ideal choice for families or anyone seeking space and character in a highly regarded village location.

The ground floor boasts a bright through living/dining room with dual-aspect windows, creating a welcoming and sociable space for everyday living and entertaining. The kitchen is well laid out with ample storage and provides direct access to the rear garden. Further benefits on the ground floor include a convenient downstairs W.C., useful storage space, and a separate office, ideal for home working or adaptable family use.

To the first floor are three well-proportioned bedrooms, with Bedrooms One and Two featuring built-in wardrobes. A family bathroom with a shower over the bath is accessed from the landing, along with additional first-floor storage, enhancing practicality.

Externally, the property enjoys a private driveway leading to an integral garage, offering both parking and storage solutions. Ideally positioned close to local amenities, schools, countryside walks and transport links, this distinctive home presents a fantastic opportunity to secure a comfortable and versatile property rich in character, set within a much-loved village setting.

Ground Floor Dining Room

15' 9" x 7' 10" (4.80m x 2.39m)

Ground Floor Kitchen

13' 1" x 10' 7" (3.99m x 3.23m)

Ground Floor Living Room

18' 5" x 10' 8" (5.61m x 3.25m)

Ground Floor Hall

Ground Floor Office

8' 10" x 8' 4" (2.69m x 2.54m)

Ground Floor W.C

Ground Floor Garage

17' 4" x 9' 8" (5.28m x 2.95m)

First Floor Bedroom 2

13' 5" x 9' 1" (4.09m x 2.77m)

First Floor Bedroom 3

10' 1" x 7' 7" (3.07m x 2.31m)

First Floor En-Suite

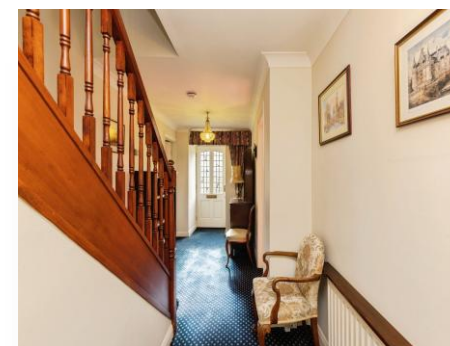
9' 1" x 5' 10" (2.77m x 1.78m)

First Floor Bedroom 1

12' 5" x 9' 11" (3.78m x 3.02m)

First Floor Bathroom

8' 5" x 6' 9" (2.57m x 2.06m)



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welcome to

Smithy Lane, Wilsden Bradford

- Desirable Wilsden village location
- Spacious living room with dual-aspect windows
- Separate dining room and kitchen
- Additional ground-floor office space
- Three well-proportioned bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in the region of

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BNG103192 - 0004

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