



**Crooke Lane, Wilsden Bradford BD15 0LN**

**welcome to**

**Crooke Lane, Wilsden Bradford**

This charming property features a welcoming porch, cosy living room with a log burner, and a practical kitchen. The cellar offers two versatile rooms, perfect for storage or hobbies. Upstairs, there are two bedrooms and a family bathroom. Outside, enjoy a rear yard and convenient on-street parking.



## Charming Mid-Terraced Home in Wilsden – Chain Free and Ready for Its Next Chapter

Located in the heart of the popular village of Wilsden, this chain-free mid-terraced property offers a fantastic opportunity for buyers seeking a home with character and potential. Spread across multiple levels, it combines practical living spaces with charming features.

Step inside through a welcoming porch that leads into a cosy living room, complete with a characterful log burner, creating the perfect spot for relaxing evenings. The adjoining kitchen provides ample space for cooking and dining, making it ideal for everyday family life.

The property benefits from a two-room cellar, offering versatile space for storage, a workshop, or even a home office conversion.

Upstairs, you will find two well-proportioned bedrooms and a modern family bathroom, providing comfortable accommodation for couples, small families. or those looking to downsize.

### Cellar

6' 9" x 4' 11" ( 2.06m x 1.50m )

### Cellar

10' x 6' 8" ( 3.05m x 2.03m )

### Kitchen

10' 9" x 8' 6" ( 3.28m x 2.59m )

### Living Room

18' 4" x 10' 11" ( 5.59m x 3.33m )

### Porch

### Landing

### Bathroom

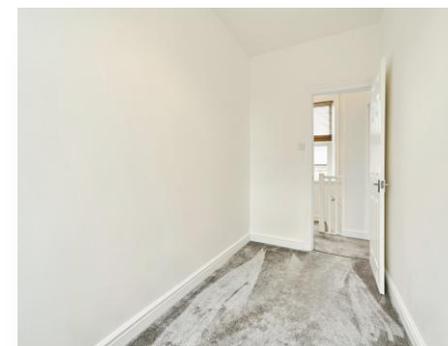
8' 4" x 4' 2" ( 2.54m x 1.27m )

### Bedroom 2

12' 1" x 5' 10" ( 3.68m x 1.78m )

### Bedroom 1

9' x 6' 8" ( 2.74m x 2.03m )



**view this property online** [holroydsestateagents.co.uk/Property/BNG103066](https://holroydsestateagents.co.uk/Property/BNG103066)



welcome to

## Crooke Lane, Wilsden Bradford

- CHAIN FREE
- Mid-terraced home in a popular village location
- Welcoming porch entrance
- Cosy living room with log burner
- Fitted kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: C

fixed price

**£140,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [holroydsestateagents.co.uk/Property/BNG103066](https://holroydsestateagents.co.uk/Property/BNG103066)



Property Ref:  
BNG103066 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Holroyds is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**holroyds**



**01274 566837**



[bingley@holroydsestateagents.co.uk](mailto:bingley@holroydsestateagents.co.uk)



146 Main Street, BINGLEY, West Yorkshire,  
BD16 2HL



**[holroydsestateagents.co.uk](https://holroydsestateagents.co.uk)**