



## Laurel Park, Wilsden, Bradford, West Yorkshire, BD15 0NQ

- Five Bedrooms Including Separate Annex
- Nearby Village Centre
- Beautiful Landscaped Gardens to Rear
- Viewing Essential
- EPC Rating C
- Excellent Cul De Sac Location
- Flexible Living Accommodation
- Likely to Appeal to a Family
- Parking and Double Garage
- Council Tax Band E

**Asking Price £500,000**



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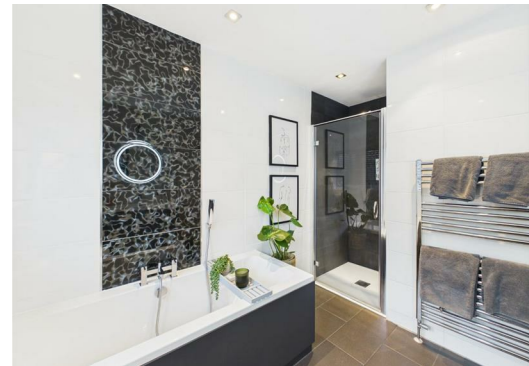
## DESCRIPTION

Discreetly positioned on Laurel Park is an executive detached home which offers a perfect blend of comfort and style. With five spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking both space, convenience and flexibility.

From the entrance hall there are four inviting reception rooms, providing ample space for relaxation, work and entertaining. The layout is thoughtfully designed to cater to modern living, ensuring that every corner of the home is both functional and welcoming. With a comprehensively equipped dining kitchen, additionally the property features a double garage with annex above, presenting an excellent opportunity to create an extra income stream or to accommodate a dependent relative.

Set in a peaceful cul-de-sac, this home boasts beautifully landscaped gardens that enhance its appeal and provide a superb outdoor space for family gatherings.

Wilsden is highly sought after residential village, and offers many village amenities, including sports and social clubs, village pubs, and a well regarded primary school. It is considered to be within daily commuting distance to many West and North Yorkshire business centres.



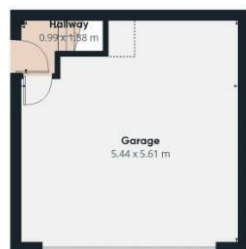




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area<sup>(1)</sup>  
218.3 m<sup>2</sup>  
Reduced headroom  
4.8 m<sup>2</sup>

(1) Excluding balconies and terraces

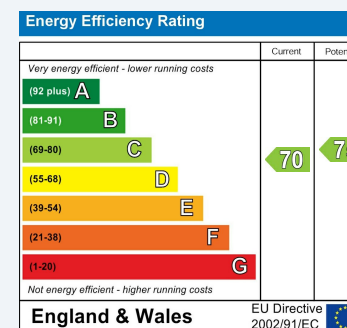
Reduced headroom  
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

### Viewings

Please contact [bingley@hunters.com](mailto:bingley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.