



Royd Street, Wilsden

- Wilsden Village
- 3 Bedrooms
- Viewing Advised
- Excellent Amenities
- Front and Rear Gardens
- Popular Location

Asking Price £170,000



Tenure: Freehold

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Royd Street, Wilsden

DESCRIPTION

This generously sized family home presents an excellent opportunity for a wide range of purchasers, offering spacious accommodation in a highly sought-after residential location. Ideally positioned for access to local amenities, transport links, and recreational facilities, the property combines practical living with a desirable village setting and is well worth a viewing.

The ground floor features a bright and spacious lounge with dining area with useful storage, along with a well-equipped kitchen. To the first floor, there are three good-sized bedrooms, a house bathroom, and an additional boarded loft for further storage.

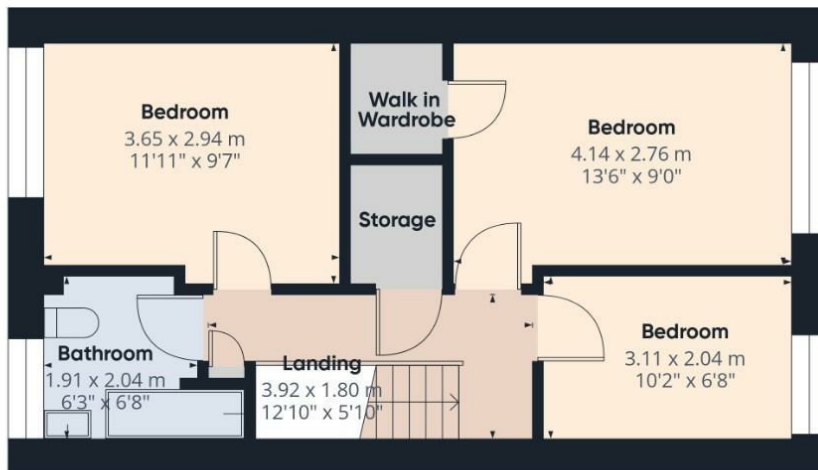
Externally, the property benefits from gardens to the front and an, enclosed rear garden with both paved and decked areas, providing an ideal space for outdoor dining and relaxation.

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.





Floor 0



Floor 1

Approximate total area⁽¹⁾
82.8 m²
891 ft²

(1) Excluding balconies and terraces

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

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Council Tax: A

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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

Viewing

Please contact our Hunters Bingley Sales Office on 01274 511 509 if you wish to arrange a viewing appointment for this property or require further information.

119 Main Street, Bingley, BD16 2HT

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