



## Green Meadow, Wilsden, Bradford, BD15 0JT

- Four Bedrooms
- Gardens to Rear
- Well Positioned for Amenities
- Parking and Garage
- EPC Rating D
- Superb Detached Home
- Likely to Appeal to a Variety of Purchasers
- Excellent Location
- Viewing Essential
- Council Tax Band E

**Offers Over £400,000**



# Green Meadow, Wilsden, Bradford, BD15 0JT

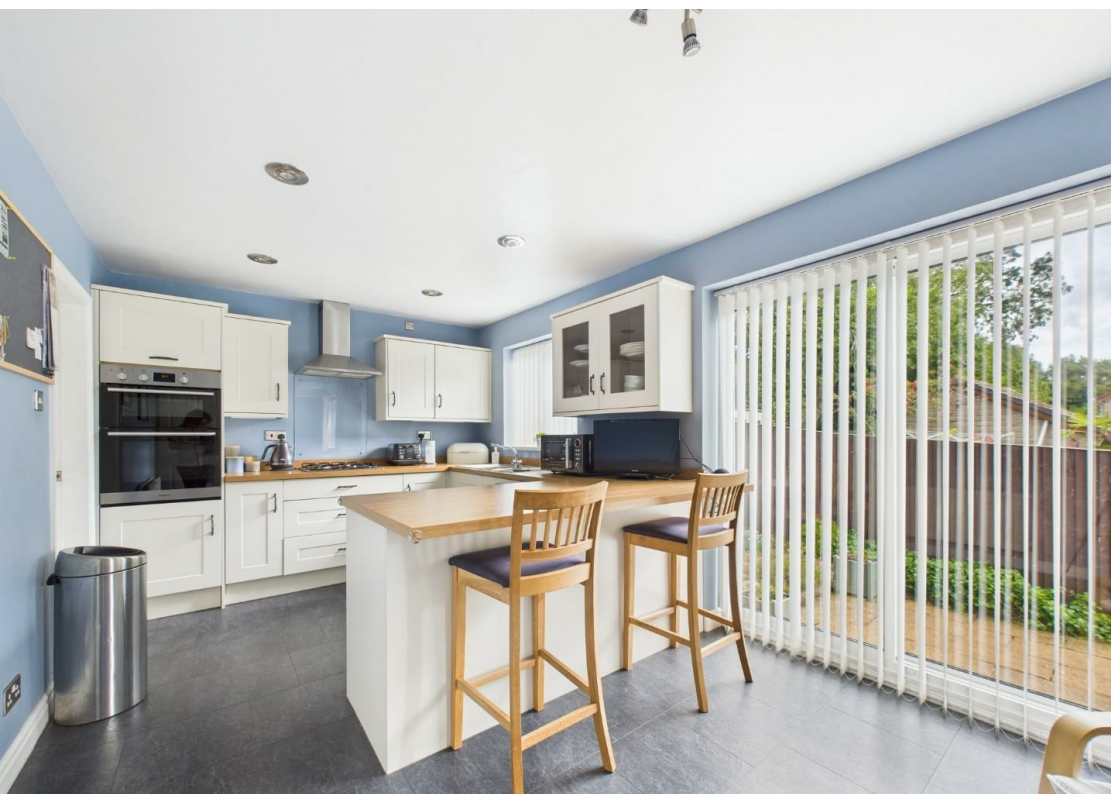
## DESCRIPTION

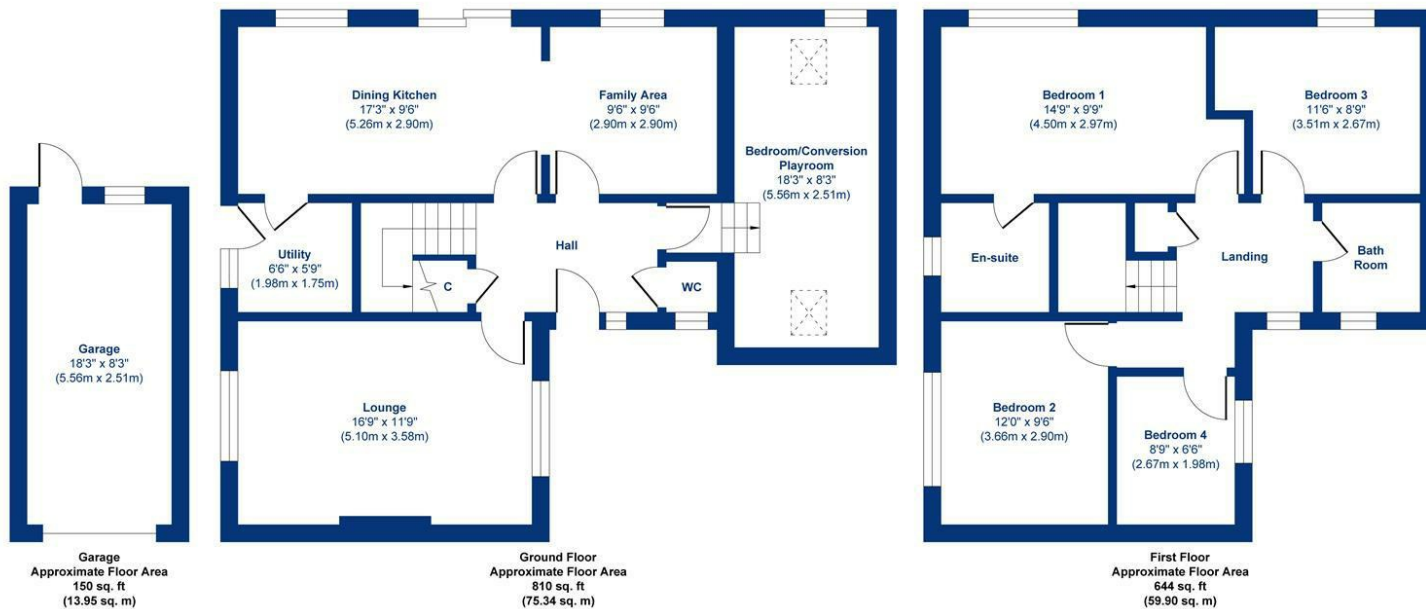
Very nicely positioned on a highly regarded development, is a beautifully appointed detached home, to which a viewing comes highly recommended. The superb home offers any would be purchaser an excellent degree of flexibility and should be viewed to be fully appreciated.

The superb home comprises; entrance hall, a spacious lounge, a well proportioned dining kitchen with French doors leading out to the rear garden, a utility room and a cloakroom/wc to the ground floor. To the first floor are four good size double bedrooms with bedroom one offering en suite shower facilities and a modern house bathroom. Externally are well kept gardens to the rear, with excellent patio, lawn and fenced and shrub borders.

Wilsden is a highly sought after village and offers many village amenities, primary school, recreational facilities and excellent transport connections to other surrounding towns and villages. Bingley is approximately three and a half miles distant, where there are larger shops and supermarkets and from where there is direct rail access to Leeds, Bradford and Skipton.







**Approx. Gross Internal Floor Area 1604 sq. ft / 149.19 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



### Viewings

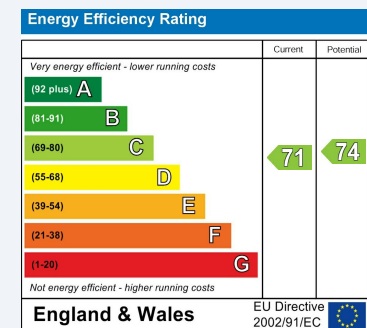
Please contact [bingley@hunters.com](mailto:bingley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.



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