



MAIN STREET,
WILSDEN, BD15 0HX
£110,000

2 Bedroom House

LINLEY &
SIMPSON

A CHAIN FREE SALE is being offered on this charming CHARACTER COTTAGE in Wilsden. Available for sale now, this house is perfect for first time buyers or investors (with an annual yield of over 6%). The house has an additional room on the ground floor and a large kitchen/ diner as well as a modern four-piece bathroom and a cellar for storage.

Wilsden is the perfect balance between rural and urban. With a fantastic local high-street boasting all the amenities one could ever need, and luscious green fields surrounding, why would you ever want to leave this Yorkshire gem? There are local schools for young families and a real sense of history throughout the community makes this a very desirable place to live. Just take a walk through this picturesque stone lined village, and see why it is one of the most desirable local treats on offer, but be warned ... once you visit, you will want to live in Wilsden!

Accommodation

Ground Floor

Entrance Hall

On the ground floor of this lovely house, access is gained via the front entrance hall, perfect for kicking off those muddy boots after a walk in the Yorkshire countryside.

Living Room

Accessed via the ground floor entrance hall is the lovely living room which runs the full depth of the house; due to this there is natural light coming from a large front window and two rear windows (through by light). The living room benefits from a heavily beamed ceiling, character dark wood exposed spindle staircase and also the eye-catching wood-burning stove set inside the original hearth. The balance between character and contemporary is very nice. The living room also has access down into the cellar which is a great useful storage space.

Kitchen

The kitchen is accessed via the living room at the far end of the ground floor and also spans the full depth of the house. There is a front facing exterior door in the kitchen, along with modern cabinets and the highlight of this room is of course the beautiful aga stove (but there is a gas oven too).

Snug/ Home Office/ Occasional Bedroom

Also on the ground floor is the snug/ office/ occasional bedroom, which has previously been used as a double bedroom. This room is a lovely space and has recently been fully modernised (as the rest of the house has).

First Floor

Master Bedroom

The master bedroom is a double bedroom with good proportions and a large window looking over the front aspect. This bedroom (like the rest of the upstairs) has a nice high ceiling and also shows an exposed character beam.

Bedroom Two

The second bedroom is a lovely single bedroom and the space is not compromised with a large bulkhead like some bedrooms, it is currently being used as a dressing room/ beauty room but it would make a good single bedroom/ nursery or a home office.

House Bathroom

The house bathroom is a large, modern room which houses a four-piece white suite including a separate shower and a full size bath. This room has been fully modernised and replaced recently and the suite is actually tasteful and very new.

Externally

Externally to the front, there is a stone flagged yard, which is traditional for this period cottage and is a very useful space which could be nicely utilised for entertaining (English weather permitting).

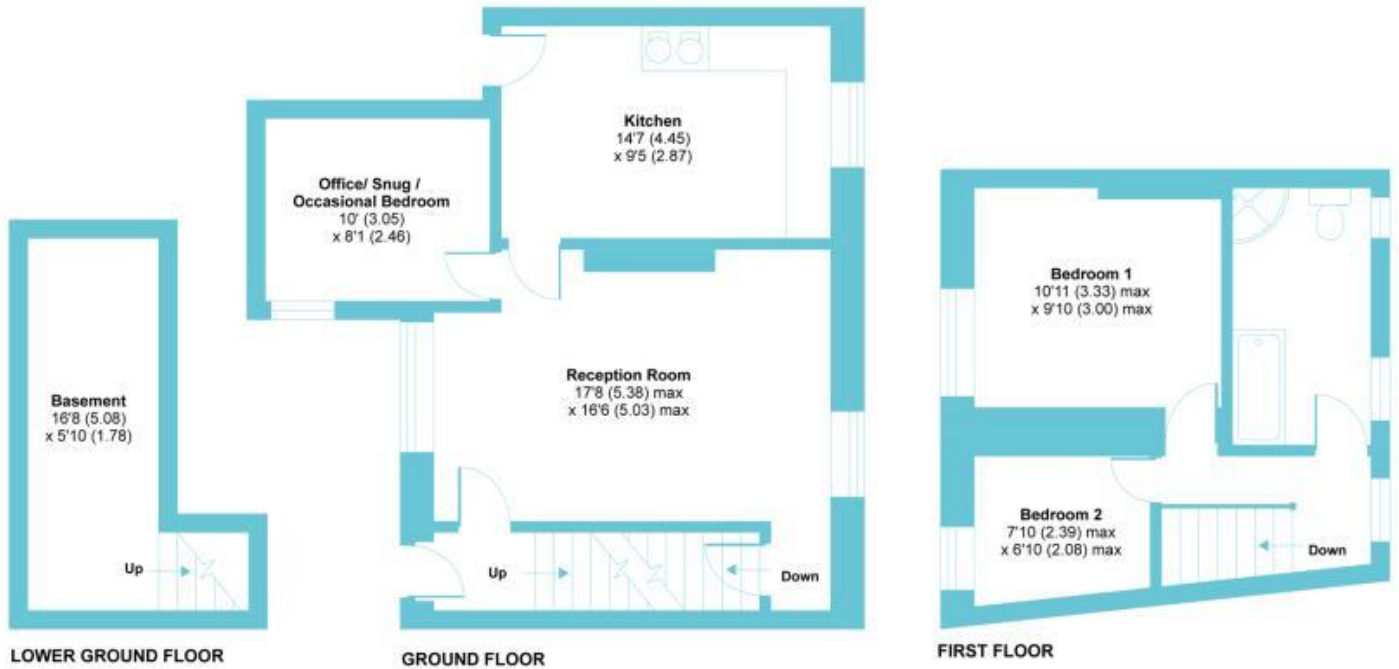




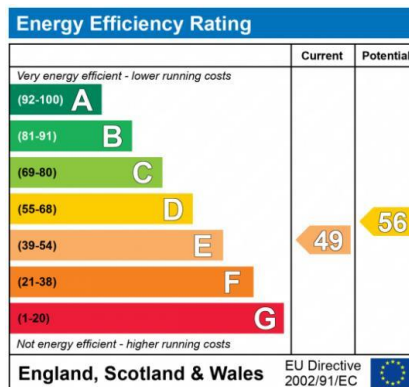
Main Street, Wilsden, Bradford, BD15

Approximate Area = 940 sq ft / 87.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Linley & Simpson. REF: 681140



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

AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.