



Spring Farm Mews,
Wilsden, BD15 0EF
£400,000

4 Bedroom House

LINLEY &
SIMPSON

*****Four Bedroom Detached Family Home***** Linley & Simpson Bingley are delighted to bring to market this substantial family home in the sought after village of Wilsden, BD15. Ideally situated on a corner plot of a quiet cul-de-sac, the property boasts a fantastic private rear garden providing ample outside space as well as a garage and off-street parking to the front. Internally, the property has a warm homely feeling briefly comprising a spacious entrance hall, multiple reception rooms, and open plan kitchen/diner, office space and downstairs w.c. to the ground floor with double bedrooms and a family bathroom to the first floor. The house is in close proximity to beautiful walks through the countryside, all local amenities, well-regarded schools and has excellent transport links via multiple bus routes in and out of the village. The house is well-presented throughout and has double glazed windows and gas central heating. Early internal inspections are highly recommended to appreciate the location of the property alongside the space on offer with stunning family home!

Accommodation

Ground Floor

Entrance Hall

To the front of the property is a spacious entrance hall giving access to the living room, kitchen and door to rear garden with under stairs storage, a downstairs w.c and gas central heating.

Living Room

Residing to the left hand side of the ground floor is a cosy yet spacious living room naturally lit by double glazed windows to rear and patio doors to side, a remote controlled log effect gas fire, gas central heating radiator and access to the office/study room.

Study

Just off the living room is a good sized office space with double glazed window to side but could be utilised to however the occupier sees fit.

Kitchen/Diner

To the right of the property is a fully fitted kitchen with a mixture of wall and base units, an integral double electric oven, an electric hob with extractor over, a built in fridge freezer, dishwasher, and washing machine, a one and a half sink and drainer with double glazed window over and space for a dining table.

Dining Room

To the rear of the property is a second reception room currently used as a dining room comprising a gas central heating radiator and double glazed window looking into the rear garden.

First Floor

Principle Bedroom

Residing to the front elevation is the main double bedroom comprising ample built in wardrobes, a double glazed window to front, gas central heating and access to the en-suite shower room.

En-Suite

Part-tiled en-suite shower room comprising a shower cubicle with Grohe power shower, a wash hand basin with mixer taps, a pedestal w.c., bidet with mixer taps, double glazed window to front and heated towel rail.

Bedroom Two

The second double bedroom is to the left elevation with gas central heating and double glazed window to front.

Bedroom Three

A third double bedroom to the rear elevation with gas central heating radiator and double glazed window over looking the rear garden.

Bedroom Four

A fourth double bedroom, currently used as a second office space to the rear elevation of the property comprising a gas central heating radiator and double glazed window over looking the rear garden.

Family Bathroom

Modern fully tiled family bathroom comprising a vanity unit with wash hand basin and low level w.c., a bath with Grohe power shower over.

External

To the front of the property is a driveway leading to a garage with an up and over door and power.

To the rear and side of the property is a beautiful and substantial in size wrap around garden. The garden has a mixture of mature gardens, patio and seating areas and lawns including a garden shed and greenhouse. The garden backs on to fields behind creating a rural and peaceful garden space.



Spring Farm Mews, Wilsden, Bradford, BD15

Approximate Area = 1602 sq ft / 148.8 sq m

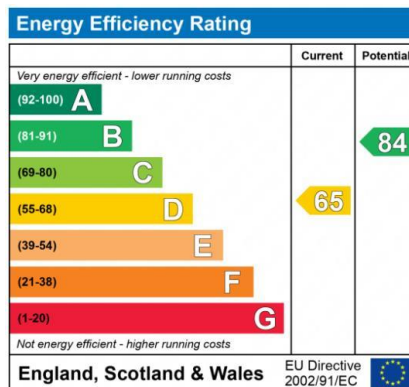
Garage = 321 sq ft / 29.8 sq m

Total = 1923 sq ft / 178.6 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). © rickhcom 2022. Produced for Linley & Simpson. REF: 819596



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.

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