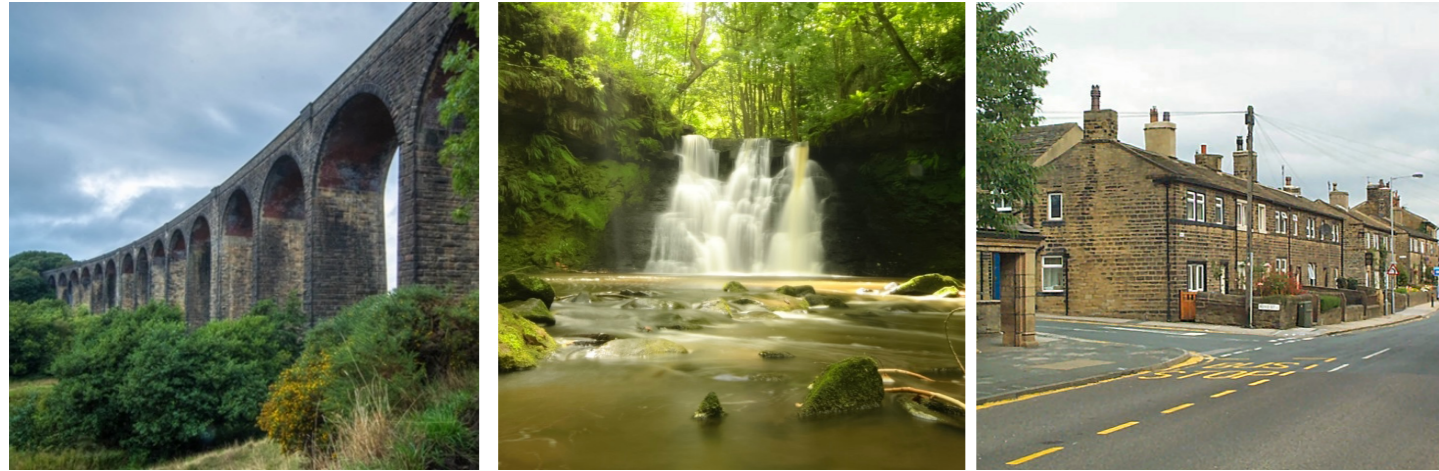


## WILSDEN AND ITS ENVIRONS

Wilsden is a traditional Yorkshire mill village with a population of just over 4,000 that is situated 6 miles west of Bradford and 6 miles South East of Keighley. Originally a farming community until the growth of the textile industry in the early 19th century, the village still retains many impressive buildings from this period and the centre of Wilsden is now a Conservation Area.

The village occupies a prominent position sitting high to the west of the Aire Valley and is surrounded by stunning upland pastures, enclosed areas, wooded valleys. With a thriving village community and many local amenities including Post Office, local pubs, takeaway/restaurants, a Co Op supermarket and independent shops, Wilsden has much to offer.



## DIRECTIONS

### From Harden to the North:

Head South on Wilsden Road for 1 3/4 miles then turn right onto Crooke Lane. After 200 yards turn right onto Farndale Road. After 200 yards turn left onto Wellington Road and you will see the sign for Moorside View on your right.

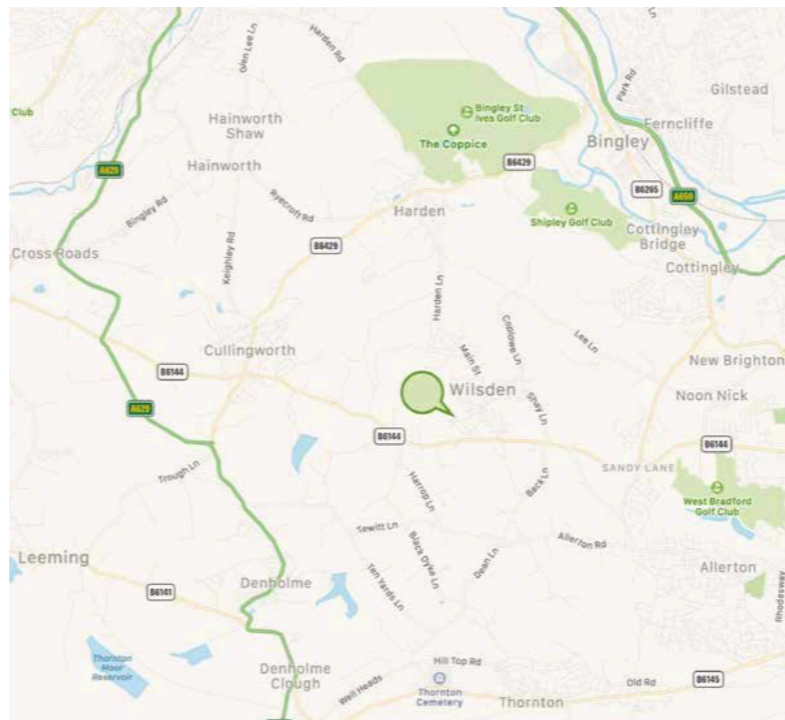
### From Sandy Lane to the East:

Follow the B6144 Wilsden Road, at the roundabout by the Ling Bob Public House take the second exit onto Main Street and after 200 yards, turn left onto Crooke Lane. After 200 yards turn right onto Farndale Road. After 200 yards turn left onto Wellington Road and you will see the sign for Moorside View on your right.

### From Cullingworth to the West:

Head East on the B6144 Cullingworth Road towards Bradford. After approx. 1 mile the road becomes Lane Side as you enter Harecroft. As you pass the Station Hotel Public House, continue for a further 1/2 mile and turn left into Crooke Lane and take your first left onto Farndale Road. After 200 yards turn left onto Wellington Road and you will see the sign for Moorside View on your right.

Nearest Postcode: BD15 0LX



## Agents Note

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson 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.

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# MOORSIDE WILSDEN View



Following on from the great success of Moorside View Phase One, we are proud to offer the first two of six new homes in Phase Two. These carefully designed 4 and 5 bedroom detached homes, nestled on the edge of the popular village of Wilsden offer views over the beautiful moorlands, are built in traditional natural Yorkshire Stone and come with a high specification throughout.

Moorside View brings together the best in modern living in a stunning countryside setting.

9, MOORSIDE VIEW,  
WILSDEN, BD15 0FP

£470,000

4 BEDROOM DETACHED HOME

LINLEY &  
SIMPSON

## 9, MOORSIDE VIEW - 4-bedroom detached home.

A central hallway opens up the downstairs of the property, with a large, bright living room and a snug to the front and modern, spacious kitchen-diner with separate family sunroom to the rear. Bifold doors open out from the sunroom to the private garden. A handy utility room leads off the kitchen-diner with direct access to the integral garage and outside.

Upstairs boasts four well-proportioned double bedrooms, one with en-suite, a family bathroom with separate shower.

### DIMENSIONS

Ground Floor	Metric(m)	Imperial
Living Room	5.86 x 3.76	19'3 x 12'4
Snug	3.76 x 2.46 (max)	12'4 x 8'1
Kitchen/Dining	7.95 x 4.07	26'1 x 13'4
Sunroom	3.88 x 3.00	12'9 x 9'10
Utility	3.75 x 2.66	12'4 x 8'9
Garage	6.00 x 3.80	19'8 x 12'6

First Floor	Metric(m)	Imperial
Bedroom 1	5.09 x 4.09 (max)	16'8 x 13'5
En suite	2.57 x 1.50	8'5 x 4'11
Bedroom 2	3.76 x 3.76	12'4 x 12'4
Bedroom 3	4.09 x 2.56	13'5 x 9'1
Bedroom 4	4.09 x 2.56	13'5 x 8'5
Bathroom	2.73 x 2.00	8'11 x 6'7

\*All dimensions may be subject to slight variations

### SPECIFICATION

The excellent specification in all properties at Moorside View will not fail to impress and includes:

#### ENTRANCE HALL

Luxury Vinyl Tile floor covering (Colour options available\*).  
Feature oak handrail complete with oak newel post.

#### LIVING ROOM

Class one fireplace with Yorkshire Stone hearth

#### KITCHEN

Howdens Joinery Shaker style kitchen units (Colour options available\*).  
Square edged laminate worktops & splashbacks (Granite worktop upgrades available\*).  
Built in AEG double stainless-steel electric oven and 5 burner gas hob.  
Built in AEG stainless-steel microwave.  
Integrated 70/30 fridge/freezer and dishwasher.  
Luxury Vinyl Tile floor covering (Colour options available\*).

#### BATHROOM(s)

Contemporary white sanitary ware.  
Hansgrohe chrome single lever basin and bath mixer taps with popup waste.  
Shower enclosure complete with glass door and Hansgrohe chrome thermostatic shower.  
Ceramic wall tiling - half tile with full height to shower areas.  
Ceramic floor tiling.  
Chrome heated towel rail.

#### HEATING

Gas fired central heating with cylinder - underfloor heating downstairs - radiators upstairs.

#### WARRANTY

Premier Guarantee 10 year defects warranty.

\* depending on build stage

Note: internal images are of other properties in Moorside View and are for information only to show the style and quality of finishes.

Dining Kitchen Illustration



Dining Kitchen Illustration



Utility Illustration



Example of Phase 1 Bathroom



FRONT ELEVATION



REAR ELEVATION



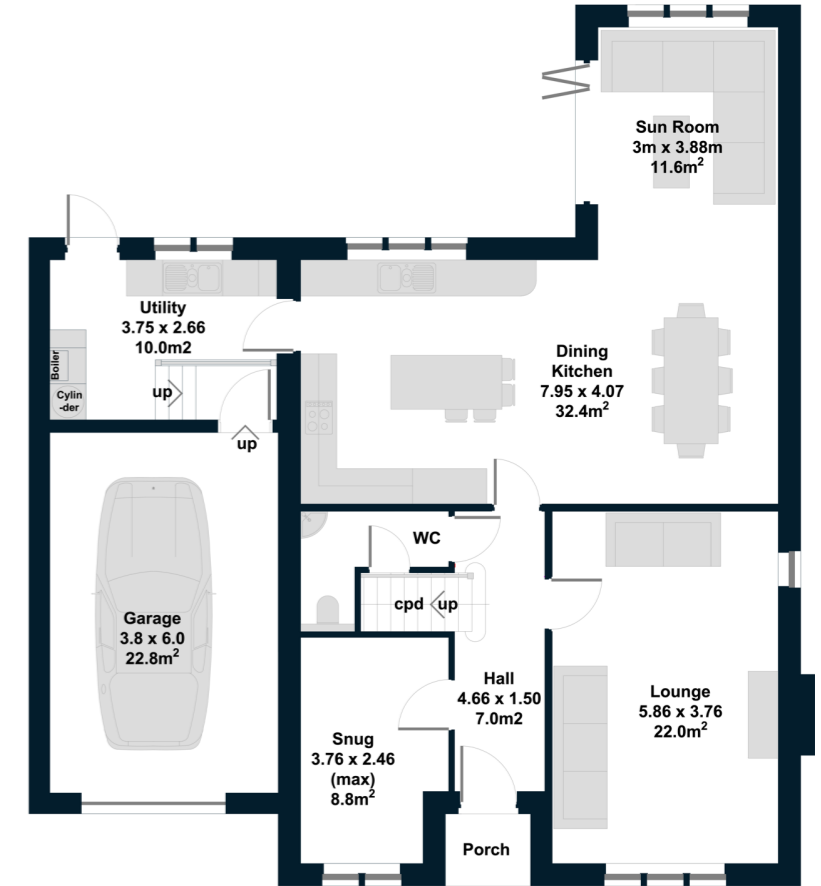
Example of Phase 1 Build



Example of Phase 1 Build



GROUND FLOOR PLAN



FIRST FLOOR PLAN

