

MOORSIDE

WILSDEN

View



Following on from the great success of Moorside View Phase One and Phase 2, we are proud to offer the final home on this development. This carefully designed 5 bedroom detached home, nestled on the edge of the popular village of Wilksden offering 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.

8, MOORSIDE VIEW
WILSDEN, BD15 0FP

£600,000

5 BEDROOM DETACHED HOME

**LINLEY &
SIMPSON**

8, MOORSIDE VIEW - 5-bedroom detached home.

A central hallway opens up the downstairs of the property, leading to a large and bright living room, a separate snug to the front and modern, spacious dining kitchen which boasts a family sunroom to the rear. Bifold doors open out from the sunroom to the private garden. A handy utility room leads off the dining kitchen with direct access to the integral garage and outside. Upstairs boasts five 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		
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 2.76	13'5 x 9'1
Bedroom 4	4.09 x 2.56	13'5 x 8'5
Bedroom 5	6.74 x 3.75	22'1 x 12'4
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 (induction hob upgrade available*).
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



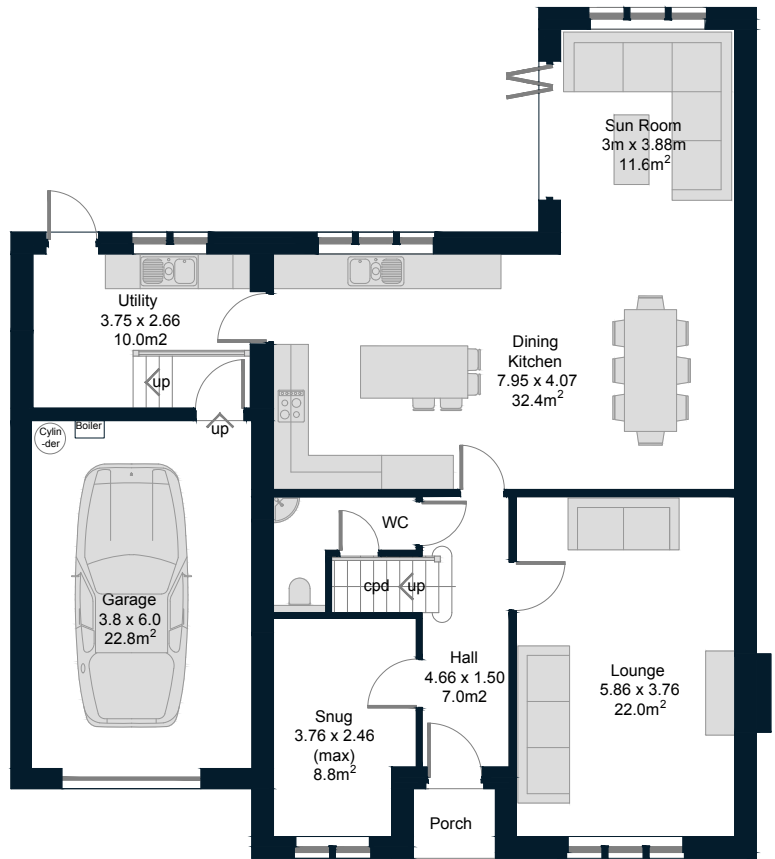
Example of Phase 1 Bathroom



FRONT ELEVATION



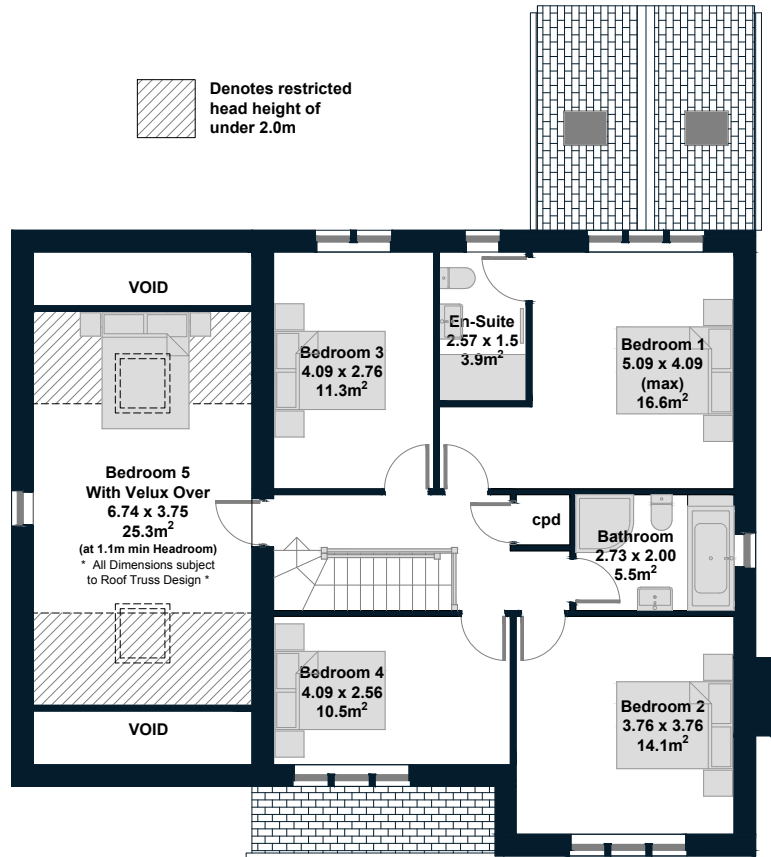
GROUND FLOOR PLAN



REAR ELEVATION



FIRST FLOOR PLAN



Example Build



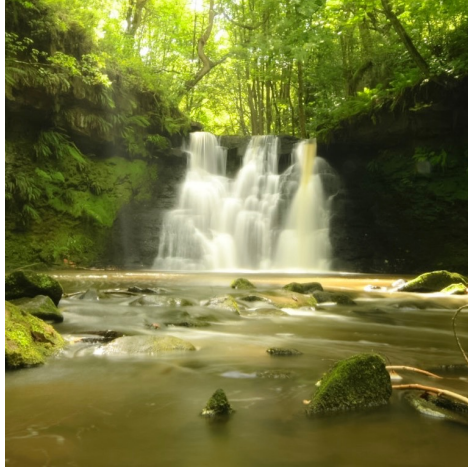
Example Build



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.

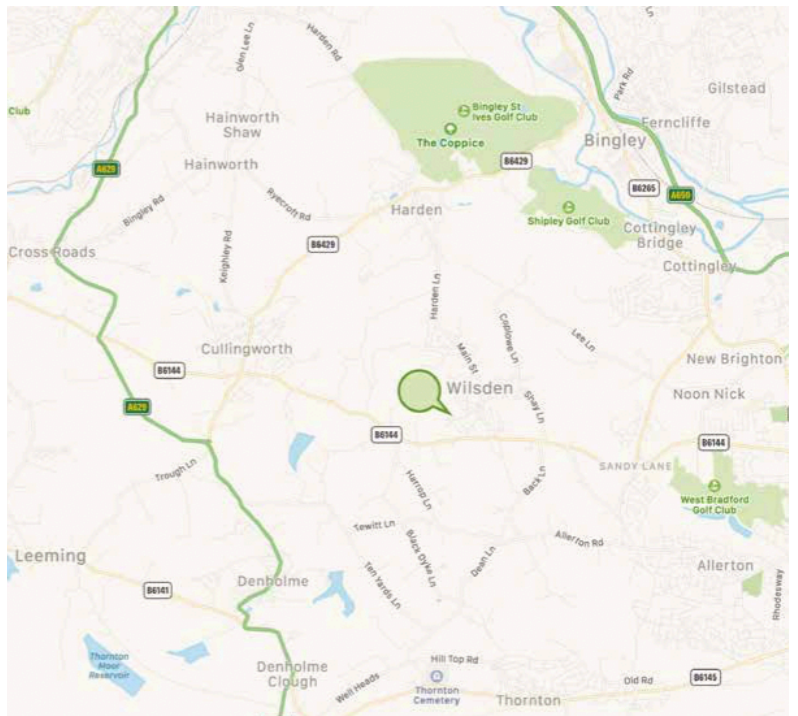
From Sandy Lane to the East:

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

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