Wellington Road, Wilsden, BD15 0LX

Immaculately presented four bedroom detached family home, located in the popular residential area of Wilsden. | The property briefly comprises: Entrance hallway, W.C/cloakroom, utility room, dining/second reception room, living room and breakfast kitchen. First floor: Landing, master bedroom with en-suite shower room, further three bedrooms and a house bathroom. | Benefits from uPVC double glazing and gas central heating. | The front elevation is mostly laid to lawn with driveway leading to a double garage. | To the rear elevation is an enclosed laid to lawn garden with a paved seating area. | EPC RATING - D | Viewing highly recommended via Hunters, Bingley.

Offers In Region Of: £325,000
Wellington Road, Wilsden, BD15 0LX

Hunters are pleased to offer to the market this immaculately presented four bedroom detached family home. The property comprises: Entrance hallway, W.C/cloakroom, utility room with access to the side elevation, dining/second reception room, living room with feature fire place and breakfast kitchen with patio doors leading to the rear garden. First floor: Landing, master bedroom with en-suite shower room, further three bedrooms and a three piece bathroom suite. Benefits from uPVC double glazing and gas central heating. The front elevation is mostly laid to lawn with driveway providing parking for several vehicles, leading to a double garage. To the rear elevation is an enclosed laid to lawn garden with a paved seating area. Located in the sought after village of Wilsden with access to a range of local amenities including shops, schools and public transport links to Bingley and Bradford. Viewing highly recommended via Hunters, Bingley.

ENTRANCE HALLWAY
Two light points and coving to the ceiling. Door and glass side panel to the front elevation, storage cupboard, fitted central heating radiator and stairs lading to the first floor landing.

ENTRANCE HALLWAY IMAGE TWO

W.C/CLOAKROOM
Ceiling light point, fitted dado rail, low flush W.C and pedestal wash basin with tiled splash back.

UTILITY ROOM
Down lights to the ceiling and door leading to the side elevation. Fitted with a range of wall and base units with complimentary work surface, inset stainless steel sink and drainer unit with mixer tap over and tiled splash back. Wall mounted ‘Worcester’ boiler, space for freezer, washing machine and tumble dryer. Fitted central heating radiator.

DINING/SECOND RECEPTION ROOM
2.69m (8' 10") x 3.99m (13' 1")
Ceiling light point, uPVC double glazed window to the front and side elevation. Fitted central heating radiator.
LIVING ROOM
4.1m (13' 5") x 4.3m (14' 1")
Two fitted wall lights, uPVC double glazed patio doors and glass side panels to the rear elevation. Feature fire place with inset living flame gas fire and fitted central heating radiator.

BREAKFAST KITCHEN
3.40m (11’ 2”) x 3.71m (12’ 2”)
Down lights and coving to the ceiling. uPVC double glazed patio doors to the rear elevation, fitted with a range of 'Magnet' white high gloss wall and base units with complimentary 'Corian' work surface and under unit lighting. Inset sink with mixer tap over and four ring induction hob with white glass splash back and extractor hood over. Integral dishwasher, fridge and integral eye level microwave and oven. Fitted vertical central heating radiator.

LANDING
Ceiling light point, uPVC double glazed window to the front elevation, built in storage cupboard and fitted central heating radiator.
**MASTER BEDROOM**
4.5m (14' 9") x 3.5m (11' 6")
Ceiling light point, uPVC double glazed window to the front elevation, built in double wardrobes and fitted central heating radiator.

**EN-SUITE SHOWER ROOM**
Down lights to the ceiling and uPVC double glazed window to the side elevation. Fitted with a three piece suit comprising: Inset low flush W.C, half pedestal wash hand basin and glass shower cubicle. Fully tiled walls, tiled floor and fitted central heating radiator.

**BEDROOM THREE**
2.7m (8' 10") x 2.3m (7' 7'')
Ceiling light point, uPVC double glazed window to the rear elevation and fitted central heating radiator.

**BEDROOM TWO**
2.8m (9' 2") x 3.7m (12' 2")
Ceiling light point, uPVC double glazed window to the rear elevation and fitted central heating radiator.

**BEDROOM FOUR**
2.0m (6' 7") x 2.8m (9' 2'')
Ceiling light point, uPVC double glazed window to the rear elevation and fitted central heating radiator.
HOUSE BATHROOM
1.7m (5’ 7”) x 1.9m (6’ 3”)
Down lights to the ceiling and uPVC double glazed window to the side elevation. Fitted with a three piece bathroom suite with quality fixtures and fittings comprising: inset W.C, half pedestal wash basin, tiled fronted bath with glass side shower screen and rain shower over. Fully 'Travertine' tiled walls, tiled floor and fitted towel rail heater.

GARDEN TO THE FRONT ELEVATION
Mostly laid to lawn garden with a driveway providing parking for several vehicles, leading to a double garage.

DOUBLE GARAGE
5.2m (17’ 1”) 4.9m (16’ 1”)
Up and over door with power and lighting. Door leading to the rear elevation.

GARDEN TO THE REAR ELEVATION
Mostly laid to lawn enclosed garden with mature plants, shrubs and a paved seating area.

OPENING HOURS
Monday - Friday: 09.00 - 17.15
Saturday: 09.00 - 13.00

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.
**Wellington Road, Wilsden, BD15 0LX | £325,000**

**Energy Performance Certificate**

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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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.