

FOR SALE

£174,950 Freehold



9 Village Mews, Wilsden, Bradford, West Yorkshire. BD15 0DG

- Mid Townhouse - 2 Double Bedrooms (Originally 3 Bedrooms)
- Gas Central Heating - Double Glazing
- Spacious Living Room - Kitchen with Dining Area
- Enclosed Garden - Cul-De-Sac Position
- Parking for Min of 2 Vehicles
- Village Location Close to Amenities



PROPERTY DESCRIPTION

Modern townhouse built in approx 1993, occupying a cul-de-sac position, close to Wilsden Primary School off Tweedy Street in Wilsden. Wilsden itself is a well regarded village having an array of shops including Post office, butchers, hairdressers, takeaways, Co-op supermarket and public houses.

The property was originally built as a three bedroom property and has UPVC double glazed windows and gas central heating, with the boiler being three years old and is serviced annually. Briefly comprises; entrance vestibule, kitchen with dining area and living room to the ground floor. Two bedrooms and bathroom. Outside, there is an enclosed garden and driveway for minimum of two vehicles.

Perfect for First Time Buyers. Council tax band C. Viewing recommended.

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 5 mbps, Superfast 80 mbps & Ultrafast 2000 mbps. Satellite & Cable TV Availability is through BT & Sky. Outdoor mobile coverage (excluding 5G) is also available from all four of the UK's four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>



ROOM DESCRIPTIONS

Entrance Vestibule

Part glazed entrance door with hardwood double glazed window. Radiator and built in storage cupboard.

Kitchen

Range of traditional base and wall units having a complementary work surface over. 1 1/2 bowl sink unit with mixer tap. Electric oven, gas hob and extractor hood over. Plumbing for washing machine. Worcester gas boiler which is serviced annually. Double glazed window and part tiled walls. Archway into ..

Dining Area

Radiator.

First Floor

Landing

Access to boarded loft space via pull down ladder. Useful cupboard.

Bedroom 1

Two double glazed windows, radiator and television point. Built in wardrobes.

Bedroom 2

Double glazed window, radiator and built in wardrobes.

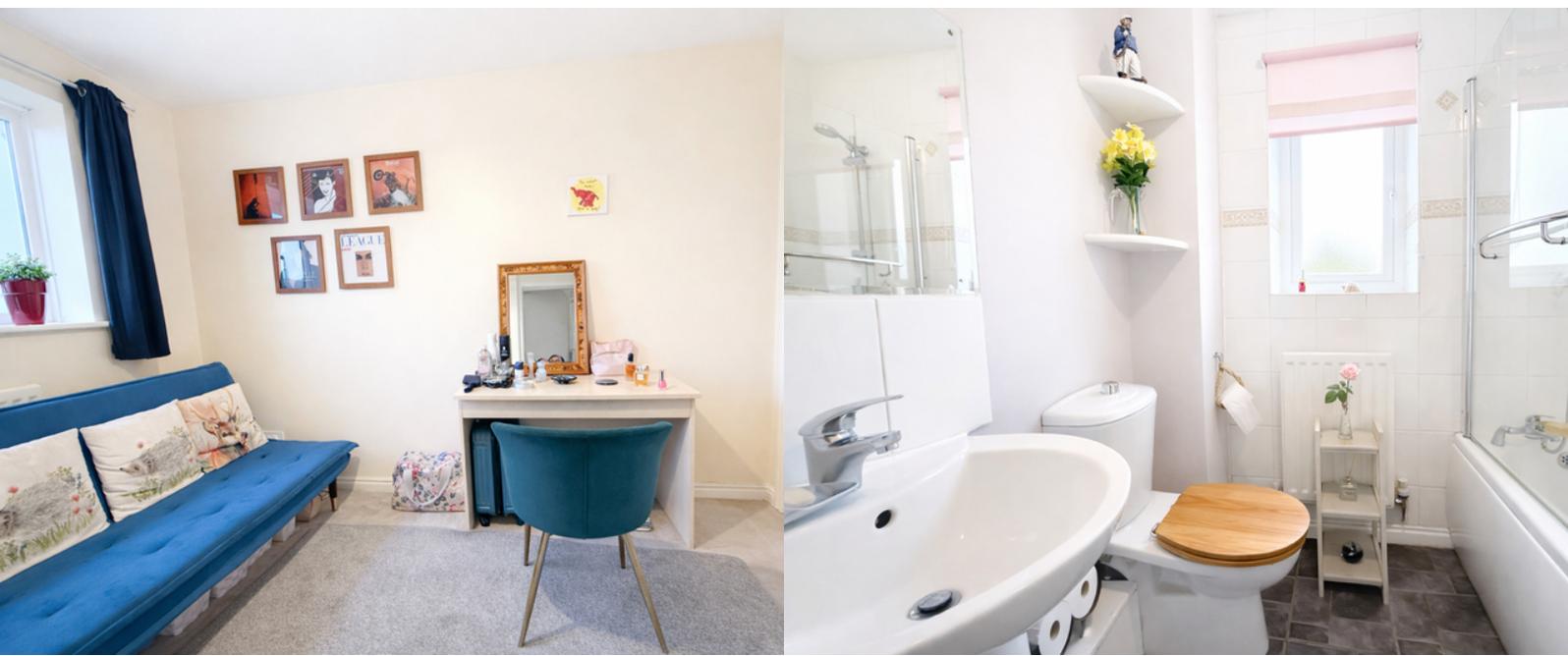
Bathroom

3 piece suite in white comprising of pedestal wash hand basin, low level w.c and panelled bath having a mixer shower over. Part tiled walls and double glazed window.

Outside

Garden

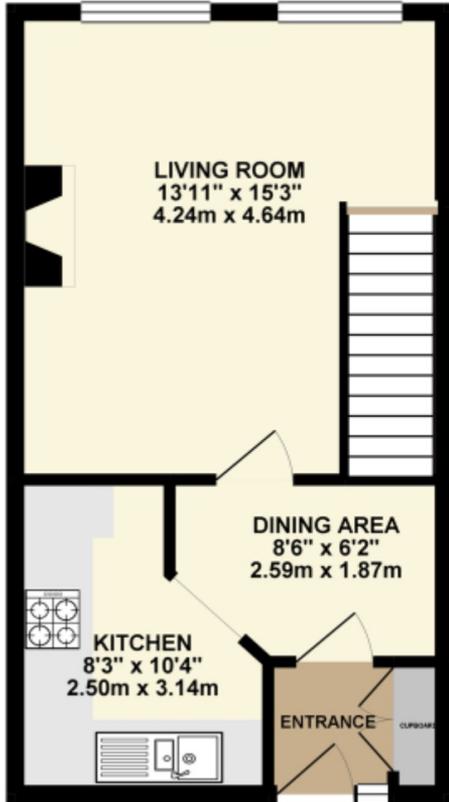
Enclosed patio with fence boundaries and has two sheds. Driveway for a minimum of two vehicles.



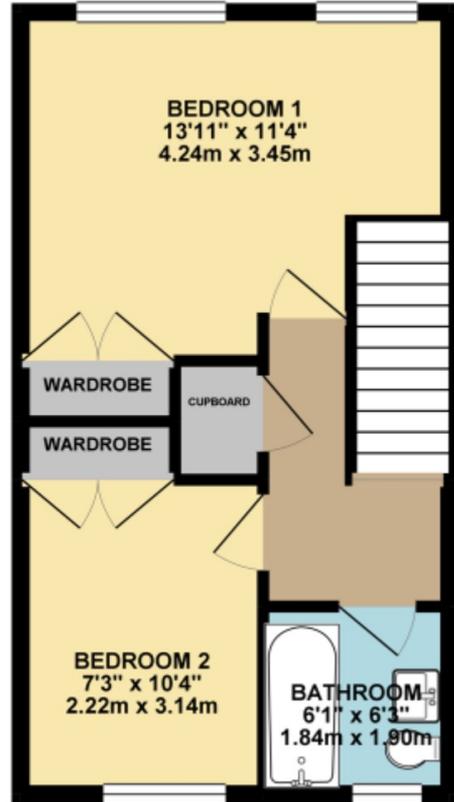
FLOORPLAN



GROUND FLOOR 356.50 sq. ft.
(33.12 sq. m.)



1ST FLOOR 356.50 sq. ft.
(33.12 sq. m.)



TOTAL FLOOR AREA : 713.01 sq. ft. (66.24 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used at the discretion of any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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