

FOR SALE

£199,950 Freehold



3 Norr Green Terrace, Wilsden, Bradford, West Yorkshire. BD15 0DN

- 2 Bedroom Stone Built Mid Terrace
- Gas Central Heating - UPVC Double Glazing
- Spacious Lounge - Kitchen/Diner
- Gardens Front & Rear - Parking & Garage
- Idyllic Location with Views over Surrounding Countryside
- No Seller Chain



PROPERTY DESCRIPTION

Well presented two bedroom stone built mid terrace, situated in a quiet location off Coplowe Lane in Wilsden. Surrounded by beautiful countryside, there is a view from every window.

Benefiting from gas central heating, UPVC double glazing, recent damp proofing and roofing work. There is also a up-to-date gas safety certificate and electrical installation test certificate. Briefly comprises; entrance porch, spacious lounge and kitchen/diner to the ground floor. Two bedrooms and bathroom to the first floor. Outside, there are gardens to the front and rear with single garage and parking for one vehicle.

Offered with no Seller chain, therefore a quick completion can be achieved. Viewing is essential to appreciate the location and property on offer.



ROOM DESCRIPTIONS

Porch

Double glazed entrance door to the front with double glazed windows to 3 sides. Courtesy light.

Lounge

Double glazed entrance door and window to the front with views over fields. Exposed beams, wall light points, television point and radiator. Cast iron multi fuel burner set on a stone hearth.

Kitchen/Diner

Range of traditional base and wall units having a complementary work surface over. Stainless steel sink unit with mixer tap. Electric oven, gas hob with extractor hood over. Tiled floor and part tiled walls. Plumbing for washing machine, and radiator. Double glazed window and door to the rear. Under stairs cupboard and stairs to the first floor.

First Floor

Landing

Cupboard over the stairs housing Vaillant gas boiler.

Access to loft space via retractable ladder. The loft is boarded, carpeted and has Velux window. Power and light.

Bedroom 1

Double glazed window to the front with views across surrounding fields. Built in wardrobes and radiator.

Bedroom 2

Double glazed fire escape window to the rear, radiator and built in wardrobe.

Bathroom

3 piece in white comprising of panelled bath having a hand held shower attachment with mains shower over, pedestal wash hand basin and low level w.c. Double glazed window to the rear and chrome heated towel rail. Fitted cupboard, part tiled walls and part wood panelled walls. Wooden floor.

Outside

Gardens

Enclosed lawned garden to the front with paved walkway and gated access.

To the rear, mainly laid to lawn with fence and hedge boundaries. Shaded lane to the side of Norr Green Terrace leading to the single garage with parking for one vehicle in front of the garage door.

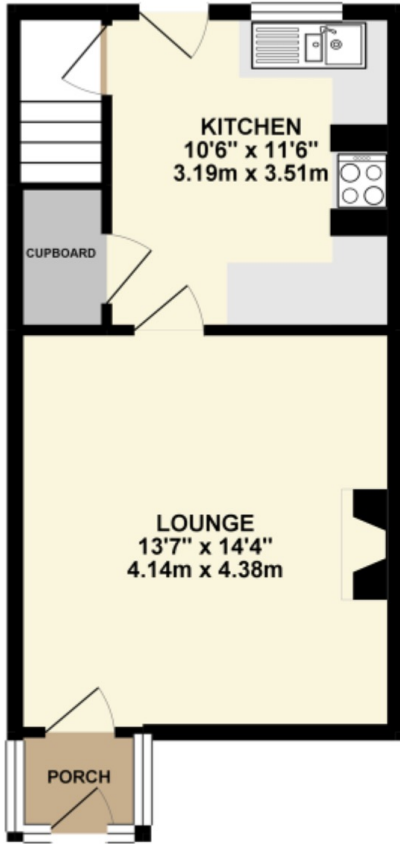
Please note: the lane serves not only the the cottages in the terrace re.access to the garage, but also there is a couple of houses up the lane too. Any maintenance to the lane is shared with those that have access over it.



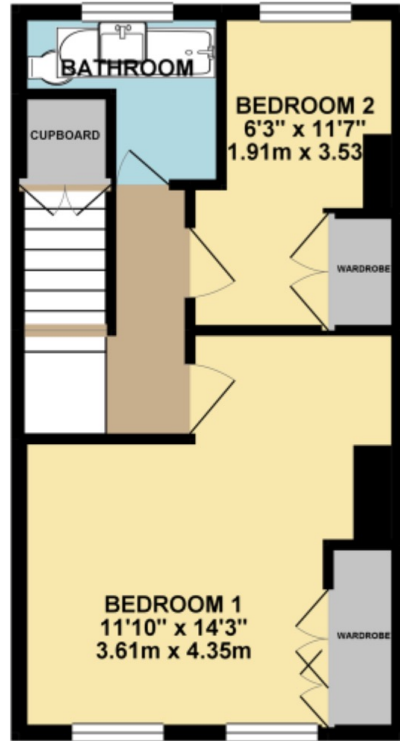
FLOORPLAN & EPC



GROUND FLOOR 370.17 sq. ft.
(34.39 sq. m.)



1ST FLOOR 353.49 sq. ft.
(32.84 sq. m.)



TOTAL FLOOR AREA : 723.66 sq. ft. (67.23 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 as such by 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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