

FOR SALE

£240,000 Freehold



35 Wellington Road, Wilsden, Bradford, West Yorkshire. BD15 0LP

- Fully Refurbished 2 Bedroom Semi Detached Bungalow
- Gas Central Heating - UPVC Double Glazing
- Spacious Lounge, Kitchen/Diner & Wet Room
- Wheelchair Accessible
- Single Garage with Shared Driveway
- No Seller Chain



PROPERTY DESCRIPTION

Well presented two double bedroom semi detached bungalow in a popular area of Wilsden. Close to Wilsden Medical Practice and Chemist. Wilsden itself, has an array of amenities including Co-op Supermarket and Post Office.

The property was extensively refurbished in 2017 which included, but not limited to; re-wire, re-plumb, replacement of central heating system and boiler, re plastering to ceilings and walls where required, new kitchen including hob, built in oven, microwave and dishwasher, and wet room with high quality Grohe fittings, new front door.

Benefiting from being wheelchair accessible and briefly comprises; Entrance with DDA compliant front door, spacious lounge, dining kitchen, two double bedrooms and wet room. Outside, there is a shared driveway leading to the single garage with enclosed garden to the rear.

Offered with no Seller chain, therefore a quick completion can be achieved if necessary. Council tax band C. Internal viewing is essential to appreciate the accommodation on offer.

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 7 mbps & Superfast 70. 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

Double glazed entrance door and window to the front. Cloaks cupboard, laminate floor and radiator.

Lounge

Double glazed window to the front, coved ceiling, television and internet point., radiators. Electric fire having a wooden surround.

Kitchen/Diner

Range of high gloss grey base and wall units having a complementary work surface over. Built in electric oven, microwave and dishwasher. Gas hob with extractor hood over. Worcester Bosch gas boiler. 2 door pantry cupboard. 1 1/2 bowl sink unit with mixer tap over. Plumbing for washing machine, down lighters and cupboard housing consumer unit. Double glazed windows to the side.

Inner Hall

Storage cupboard, laminate floor and radiator. Access to the loft space. Lights are on a motion sensor.

Bedroom 1

Double glazed window to the rear, built in wardrobe, coved ceiling and radiator.

Bedroom 2

Double glazed window and door to the rear with level access into the rear garden and decking. Radiator and coved ceiling.

Wet Room

2 piece Grohe suite in white comprising of semi pedestal wash hand basin and back to wall pan w.c. Mains shower. Fully tiled walls and tiled floor. Double glazed window to the side and extractor fan.

Outside

Gardens

To the front there is an enclosed patio area with fence boundaries. Shared driveway to the side leading to the single garage. Enclosed rear garden with decked area, paved walkways and pebbled areas. Fence boundaries and raised borders.

Garage

Single garage having an up and over door. Toughened windows to the side and rear. Power and light. Re-roofed in 2017.



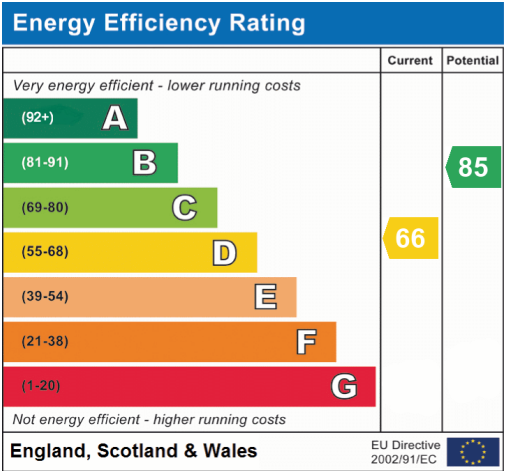
FLOORPLAN & EPC



GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.4 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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