



48 Crooke Lane, Wilsden, Bradford, West Yorkshire BD15 0LN

- A stunning, vastly improved two bedroom terraced home providing deceptively spacious accommodation
- Gas fired central heating, uPVC double glazing and composite exterior doors
- Viewings are absolutely essential to appreciate the exceptional quality of this home
- Much sought after Crooke Lane location within sought after Wilsden Village
- Impressive large rear garden enjoying a westerly aspect
- Wow factor dining kitchen with stylish fittings
- Contemporary fixtures and fittings and stylish decor combined with period features
- Useful additional loft room with feature spiral staircase

£220,000 Freehold



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DESCRIPTION

This stunning, deceptively spacious mid terraced home has been vastly improved by the present owners and provides well proportioned two bedroom accommodation together with a useful occasional loft room accessed from the first floor via a feature spiral staircase.

With high ceilings and good sized rooms, this bright, airy and characterful home is fitted with uPVC double glazing, composite exterior doors and a gas fired central heating system together with attractive decor and an excellent range of fixtures and fittings including an impressive kitchen / dining space.

The property is situated on Crooke Lane which is just a short distance from the excellent range of local shops, Primary School and other amenities within Wilsden village. Wilsden is well served with good road links and regular bus services to nearby Bingley, Keighley & Bradford which provide excellent shopping and recreational facilities together with rail links to the larger West Yorkshire business centres.

The accommodation in brief comprises: Entrance vestibule, living room with feature fireplace, impressive dining kitchen including a comprehensive range of fitted units together with coordinated working surfaces, integral oven, hob and dishwasher. There is a small utility / laundry area located off the kitchen and also a useful storage cellar.

At first floor level there is a landing area with spiral staircase leading up to the occasional loft room, two good sized bedrooms and stylish bathroom / w.c with fitted three piece suite in white. The loft room provides additional space and features two Velux roof windows and eaves storage areas (no building regs).

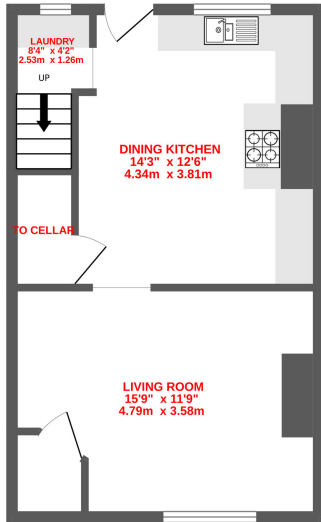
Externally the property has a pleasant walled garden frontage onto Crooke Lane and a surprisingly large enclosed rear garden comprising patio with pergola and built in bbq and further lawn, all of which is westerly facing.

Viewings are highly recommended.

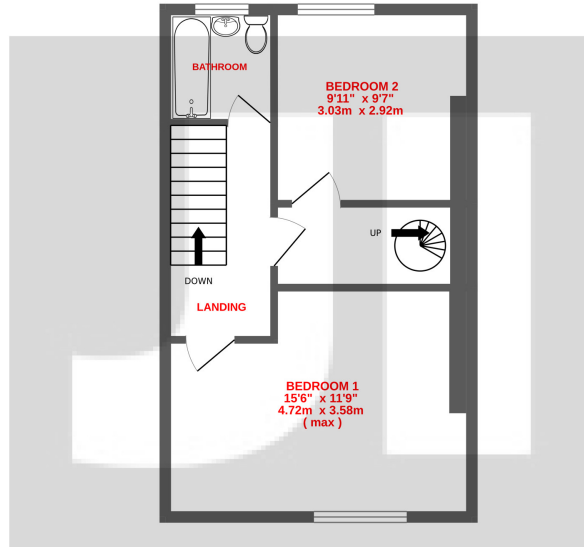




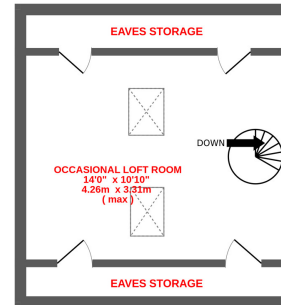
GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.8 sq.m.) approx.



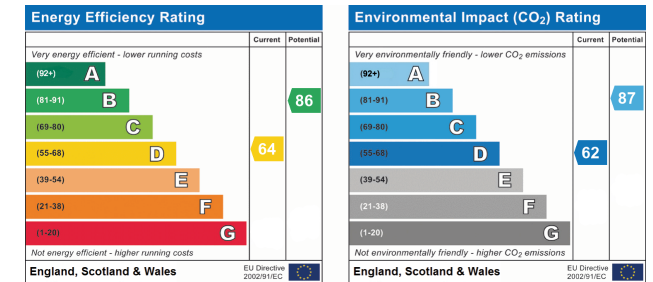
2ND FLOOR
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 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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The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCALIMER

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.

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