



## 2 Wilsden View, Back Lane, Wilsden, BD15 9AB

Wilsden View is a gorgeous executive home which boasts a superb semi-rural setting enjoying outstanding views, gardens, contemporary fittings and designer interior styling. This wonderful, luxurious home will undoubtedly appeal to the more discerning buyer, and so an early inspection is highly recommended to avoid missing out on what is one of the finest properties in the local marketplace.

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## 2 Wilsden View, Back Lane, Wilsden, BD15 9AB

Bradford 5 miles, Skipton 13 miles, Leeds 14 miles (all distances approximate)

**Guide Price: £895,000**

### Key Features

- Stunning modern executive home
- Boasting fabulous far reaching views
- Enjoying generous lawn & patio gardens
- Contemporary interior styling throughout
- Be-spoke fixtures & fittings
- Offering five substantial bedrooms
- Multiple reception rooms
- Under floor heating throughout
- Ample gated private parking & double garage
- Additional paddock

### General Remarks

Wilsden View is a stunning, recently built executive home which boasts an enviable semi-rural setting enjoying some of the finest local landscape views around. Built in 2023, this luxurious property features five double bedrooms, multiple reception rooms, bespoke fixtures and fittings and modern contemporary interior styling throughout. An added feature to this tremendous property is that it also includes a good-sized paddock which is approximately 1.3 acres in size, as well as generous lawn and patio gardens. Making a wonderful purchase for the more discerning buyer, an early viewing of this gorgeous home is strongly encouraged to avoid any disappointment.

The gorgeous, spacious living accommodation briefly consists of, entrance hallway with cloakroom w/c, access to a utility room with further integral double garage access. There is a stunning formal lounge with feature fireplace, a good-sized study and a wonderful open plan living dining kitchen with family area. The kitchen itself boasts exquisite fittings and styling and superb bi-fold doors which provide access to the gorgeous patio terrace.

To the first floor, the generous living accommodation continues and offers five luxurious bedrooms all of which benefit from superb rural views. The fabulous master also features a stunning en-suite and a walk in dressing room. There are two further contemporary en-suites along with a be-spoke house bathroom.

Externally, a secure gated entrance provides access to a spacious private parking area which can accommodate multiple vehicles and also provides access to an integral double garage with power and lighting and EV charging point.



To the front, side and rear generous lawn gardens are on offer which make for wonderful family friendly recreational spaces.

To the rear a fantastic, paved patio terrace makes for a wonderful entertaining space in which the stunning views can be fully enjoyed. To the side of the patio terrace is a pre-installed hot tub area to add to the relaxation on long summer evenings.

There is also the bonus of an additional paddock which is used for grazing land and is approximately 1.3 acres in size.

Wilsden View is situated in a semi-rural setting conveniently placed on the edge of Wilsden and village and enjoys breath taking panoramic views of the surrounding local landscape. The village itself offers a wide variety of local amenities along with the nearby main market town Bingley which is well serviced by excellent shops and amenities, rail commuter links and well regarded primary and secondary schools.







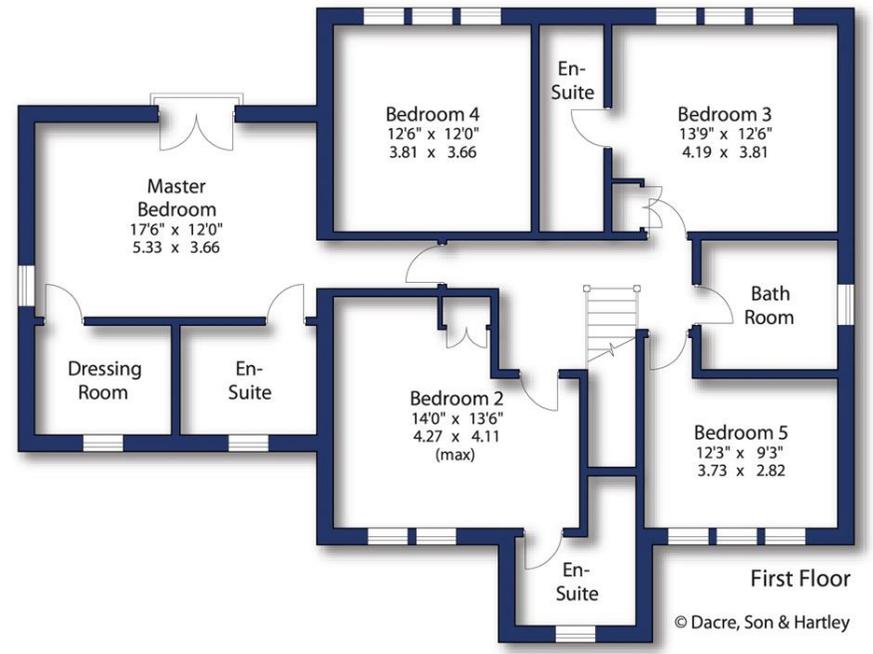
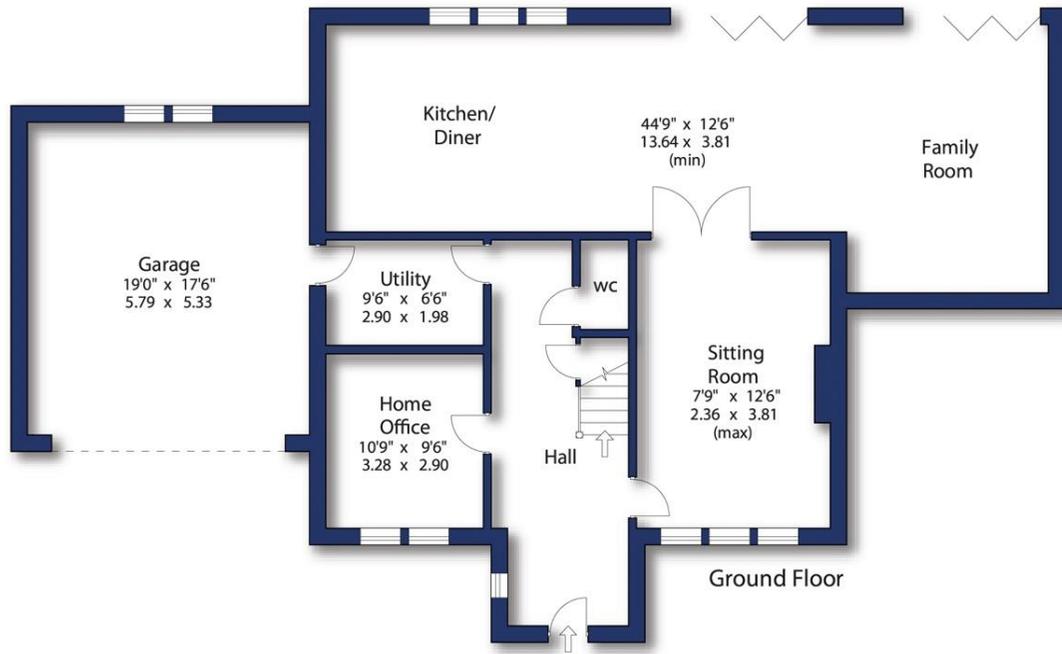








# Floorplans





## Directions

Approaching Wilsden from the Harden and Bingley direction, continue through the village and upon reaching the mini roundabout at the top of the village, take the second left into Haworth Road. proceed up the hill passing the cricket ground on the right-hand side then take the first right after Windy Grove onto Back Lane. Continue along Back Lane before reaching the entrance to Wilsden View on the right-hand side, easily identified by our for-sale sign.

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## Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band G

## Tenure, Services & Parking

- Freehold
- Mains- Electric/ Water/ Air Source Heat Pump Heating/ Septic Tank
- Gated Driveway & Double Garage

## Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

## Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/check-flood-risks)

## Agent's Notes

We have been informed that a planning application has been submitted for both a residential development and a battery farm in neighboring fields on the edge of Wilsden Village. Please refer to Bradford Planning for any further information.

## Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

## Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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