



## Woodlands, Tweedy Street, Wilsden, Bradford, BD15 0AE

**\*\* STUNNING OUTLOOK TO THE REAR \*\* WILSDEN VILLAGE LOCATION \*\*** Welcome to 'Woodlands'. A unique and individually designed home with its face in the village and its feet in the serenity of Wilsden countryside. This quirky and deceptive **SPLIT LEVEL DETACHED** property consists of: Entrance porch which leads through into a well equipped dining kitchen with large utility/pantry off. Moving through into the hallway, past the guest cloakroom, which opens into a large reception area, currently utilised as a home office, a bedroom/snug leads off, which is ideal for guests and a feature Victorian leaded light door takes you to the front porch. The open stairs which lead down to the 'dormitory' where you can find an additional **THREE BEDROOMS** with the master enjoying a dressing area and en-suite bathroom, plus an additional en-suite shower room to the second bedroom. The living area is a sight to be seen with the 6 panel bi fold doors which open onto the balcony offering **FANTASTIC VIEWS** which can only be appreciated upon inspection. The dining room and conservatory lead off from this stylish and welcoming main reception room. Externally, are extensive gardens to the rear which lead to Wilsden Beck at the bottom of the garden. Large Patio area ideal for entertaining, recently re-surfaced drive allowing parking for several cars and garage. Situated within this great Village which is central for Bingley, Bradford and neighbouring villages. A vast amount of activities happen within the area and outdoor walks close by.

Offers Over £500,000

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## **ENTRANCE PORCH 10'6" x 6'3" (3.2m x 1.9m)**

Upvc doors to front and rear, a good space for all coats/shoes, pushchairs before entertaining the main house

## **DINING KITCHEN 17'6" x 11'4" (5.33m x 3.45m)**

Fitted kitchen with a selection of wall and base units. Stainless steel sink unit with mixer taps, built in oven, hob and extractor. Plumbing for dish washer and washing machine. Access to storage loft

## **UTILITY/PANTRY**

Just off from the kitchen with power, light, plumbing and shelving

## **INNER HALLWAY/RECEPTION AREA**

Open stairs leading to lower ground floor and first floor. Access to the front entrance vestibule via a lovely feature Victorian leaded door. This area is currently used as a home office

## **CLOAKROOM**

Sink and W.C

## **BEDROOM FOUR/SNUG 12' x 8'11" (3.66m x 2.72m)**

Ideal space for guests

## **LOUNGE 23'10" x 12'10" (7.26m x 3.9m)**

**\*\* BREATH TAKING VIEWS ACROSS THE VALLEY \*\*** Spacious and relaxing area with inset feature fireplace and patio doors leading to conservatory. Bi Folding doors which wrap around the decked balcony. Double door access to the dining room

## **DINING ROOM 12'7" x 8'10" (3.84m x 2.7m)**

Two windows allowing plenty of natural light

## **CONSERVATORY 12'10" x 8'2" (3.9m x 2.5m)**

Radiator allowing all year round use and tiled floor. Blue glass self cleaning roof and this room provides further access to the balcony

## **LOWER GROUND FLOOR HALLWAY**

Under stair storage cupboard

## **MASTER BEDROOM 13' x 10'7" (3.96m x 3.23m)**

With dressing area, built in wardrobes and access to the en-suite

### **ENSUITE**

Panelled bath with separate shower cubicle. Vanity style sink and W.C. Heated towel rail and flooring

## **BEDROOM TWO 13' x 8'10" (3.96m x 2.7m)**

Built in wardrobes

### **ENSUITE**

Shower cubicle, sink and W.C

## **BEDROOM THREE 9'4" x 7'5" (2.84m x 2.26m)**

Built in wardrobes and fitted cupboard

**OUTSIDE** Recently re-surfaced driveway which allows parking for a number of cars. Additional driveway to the front leading to single garage. Mature shrubs complete the front area. Extensive gardens to the rear leading down to the beck at the bottom of the garden, large paved seating area, ideal for entertaining guests and family or simply just sitting there watching the wildlife

## **BUYER DISCLAIMER**

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

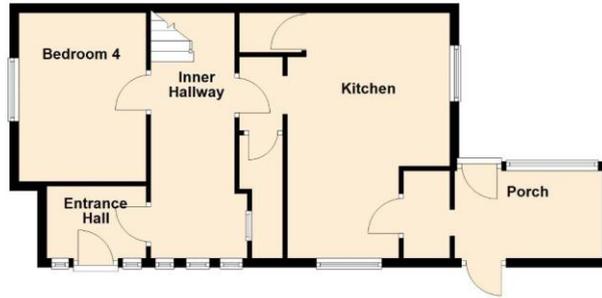
## **PLEASE NOTE**

This property is connected to a septic tank which was upgraded/replaced in June 2025

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



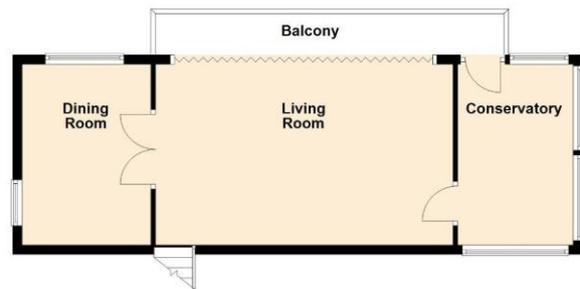
**Ground Floor**  
Approx. 54.9 sq. metres (590.5 sq. feet)



**Lower Ground Floor**  
Approx. 50.0 sq. metres (537.8 sq. feet)



**First Floor**  
Approx. 46.7 sq. metres (503.2 sq. feet)



Total area: approx. 151.6 sq. metres (1631.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	68 D
39-54	E		
21-38	F		
1-20	G		

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