



## **Wilsden View, Back Lane, Wilsden,**

**£750,000**

\* NEW BUILD DETACHED \* FIVE BEDROOMS \* HIGH SPECIFICATION \* FOUR BATH/SHOWER ROOMS \*  
\* JULIET BALCONY \* TWO RECEPTION ROOMS \* QUALITY FIXTURES/FITTINGS \* GARDEN \* DOUBLE GARAGE \* 2857 SQ  
FT \*

Wilsden View is a superb new development of only two high specification homes. The development has been designed to enhance its greenbelt location, having spectacular views from each of the properties across open fields giving this development a real countryside feel.

Each home is unique in layout and has been designed to accommodate modern family living.

Built by Oracle Homes with a reputation for delivering quality homes in the area.

Both properties will be completed to the highest standard and will incorporate a range of quality fixtures and fittings.

PLEASE NOTE: There is potential to purchase a further 1.3 acre of land / grazing land subject to separate negotiation.



## Entrance Hall

## Cloakroom/WC

## Utility

## Family Living Kitchen

44'9" x 16'5" (13.64m x 5.00m)

## Lounge

17'9" x 12'2" (5.41m x 3.71m)

## Sitting Room

10'11" x 9'5" (3.33m x 2.87m)

## First Floor

## Bathroom

## Bedroom One

17'6" x 12' (5.33m x 3.66m)

With dressing room and en-suite;

## En Suite

## Bedroom Four

12'7" x 12'1" (3.84m x 3.68m)

## Bedroom Two

13'6" x 14'2" (4.11m x 4.32m)

With en-suite;

## En Suite

## Bedroom Three

12'7" x 13'9" (3.84m x 4.19m)

With en-suite;

## En Suite

## Bedroom Five

12'3" x 9'4" (3.73m x 2.84m)

## Exterior

## Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, continue to follow A644 for 2.3 miles, turn right onto Well Heads, after 0.8 miles turn left onto Half Acre Rd, after 0.3 miles continue onto Back Heights Rd, Back Heights Rd turns slightly left and becomes Rock Ln, turn left onto Lower Heights Rd, right onto Egypt Rd, continue onto Dean Ln, continue onto Back Ln and the development will shortly be seen where the property is displayed via our For Sale board.

## TENURE

FREEHOLD

## COUNCIL TAX BAND

TO BE CONFIRMED

## Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensestates.co.uk](mailto:idle@sugdensestates.co.uk)

44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensestates.co.uk](mailto:queensbury@sugdensestates.co.uk)

13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensestates.co.uk](mailto:cleckheaton@sugdensestates.co.uk)

website [www.sugdensestates.co.uk](http://www.sugdensestates.co.uk)

