



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

## Lister Ville, Wilsden, BD15

£175,000 Freehold

Two Bedroom Mid Terrace

EPC Rating: D

**Martin & Co Keighley**  
 4 North Street • • Keighley • BD21 3SE  
 T: 01535 669588 • E: keighley@martinco.com

**01535 669588**  
<http://www.martinco.com>





Lister Ville  
Wilsden  
BD15

Key features:

- Two Bedroom Mid Terrace
- Gas Central Heating
- Large Garden
- Popular Residential Location
- Loft Room
- Utility Room
- Summerhouse
- Perfect For First Time Buyers



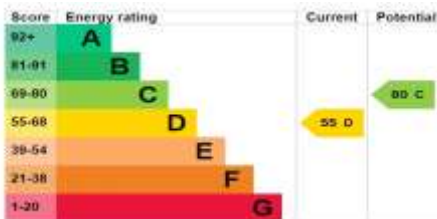
Why you'll like it

An exceptionally well presented through two bedroom terraced home with the benefit of a landscaped garden having a summerhouse and decked seating area. Perfect for first time buyers, viewing is essential!

Wilsden is highly sought after residential village, and offers many village amenities, including sports and social clubs, village pubs, a well respected primary school. It is considered to be within daily commuting distance to many principle West and North Yorkshire business centres

LOUNGE 14' 9" x 14' 9" (4.5m x 4.5m) Beautiful large lounge with wooden flooring, feature fire, large window to the front providing ample natural light

KITCHEN 11' 9" x 9' 6" (3.6m x 2.9m) Range of base and wall units being tiled between, with worksurfaces incorporating stainless steel sink and drainer, integrated oven and hob. Window to the rear and door giving access



UTILITY ROOM Excellent space with plumbing for washer and ample storage

LANDING With under stair storage and window providing natural light

BEDROOM ONE 15' 1" x 8' 2" (4.6m x 2.5m) Large double bedroom with carpet flooring, built in wardrobes and window providing lovely views over the garden

BEDROOM TWO 9' 8" x 9' 2" (2.95m x 2.8m) Excellent sized double bedroom with carpet flooring and window to the rear providing ample natural light

BATHROOM 5' 6" x 8' 10" (1.7m x 2.7m) Large family bathroom comprising; WC, hand wash basin and shower over bath. Partly tiled walls

LOFT ROOM 10' 2" x 12' 9" (3.1m x 3.9m) Excellent space with Velux window, carpet flooring and ample eaves storage. Currently used as the home office

TO THE OUTSIDE Landscaped gardens being lawned with flower beds, feature summer house with decked seating area, the perfect spot to entertain friends and family. To the rear is a further tarmac garden with seating area and outhouse storage

