

property details **approval form**

5 Providence Mill, Main Street, Wilsden, Bradford, West Yorkshire, England, BD15 0DP

Date: 13 July 2026

Property Ref and Version: BNG103382 - 0003

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£130,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2006.

>> **key features**

- > Beautifully presented ground floor apartment
- > Popular Wilsden village location
- > Spacious open-plan living dining kitchen
- > Double-fronted layout with double-aspect rooms
- > Well-appointed bathroom
- > Characterful converted mill development
- > South-facing garden area
- > Allocated parking space
- > EPC Rating: Awaited

>> **short description**

A bright and spacious one-bedroom ground floor apartment with double-aspect accommodation, a south-facing garden and allocated parking, forming part of a charming converted mill development in the heart of Wilsden.

>> **long description**

A charming and well-presented ground floor double-fronted apartment forming part of an attractive converted mill development in the heart of Wilsden. Offering bright and spacious accommodation throughout, this delightful home benefits from double-aspect rooms, allowing an abundance of natural light to flood the interior, and is perfectly suited to first-time buyers, downsizers and investors alike.

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The accommodation briefly comprises an entrance into a spacious open-plan living, dining and kitchen area, creating a bright and sociable living space. The generous double bedroom is complemented by a well-appointed bathroom, with both principal rooms enjoying a double-aspect outlook that enhances the property's light and airy feel. Full of character and charm, this attractive apartment is ready to move straight into.

Externally, the property benefits from a pleasant south-facing double-fronted garden area, providing an attractive outdoor space to relax and enjoy sunshine throughout the day. An allocated parking space further adds to the property's practicality and convenience.

Conveniently positioned close to local amenities, transport links and the surrounding countryside, the property offers an excellent opportunity to acquire a low-maintenance home within this popular village location. Early viewing is highly recommended to fully appreciate the bright, spacious accommodation, character features and desirable outdoor space that this appealing apartment has to offer.

>> **directions**

>> **Agent Note**

Your Holroyds office: 146 Main Street, BINGLEY, West Yorkshire, BD16 2HL

T 01274 566837 **E** bingley@holroydsestateagents.co.uk

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>> room description

Bedroom

13' 5" x 10' 1" (4.09m x 3.07m)

Kitchen/Living Room

24' 11" x 13' 3" (7.59m x 4.04m)

Bathroom

6' 6" x 5' 7" (1.98m x 1.70m)

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>> **room description**

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>> **room description**

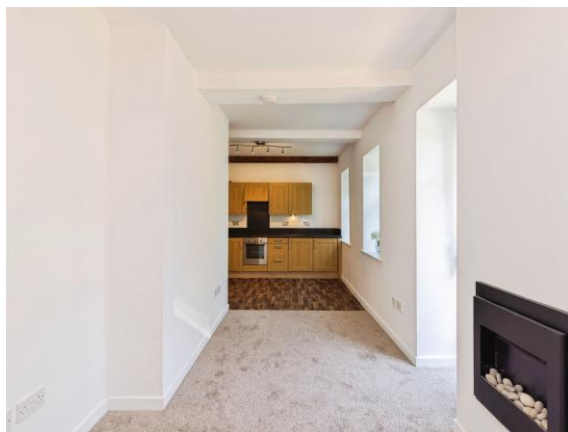
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>> **property images**



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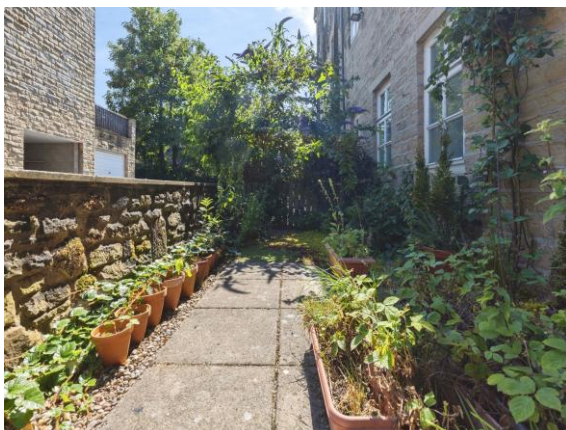
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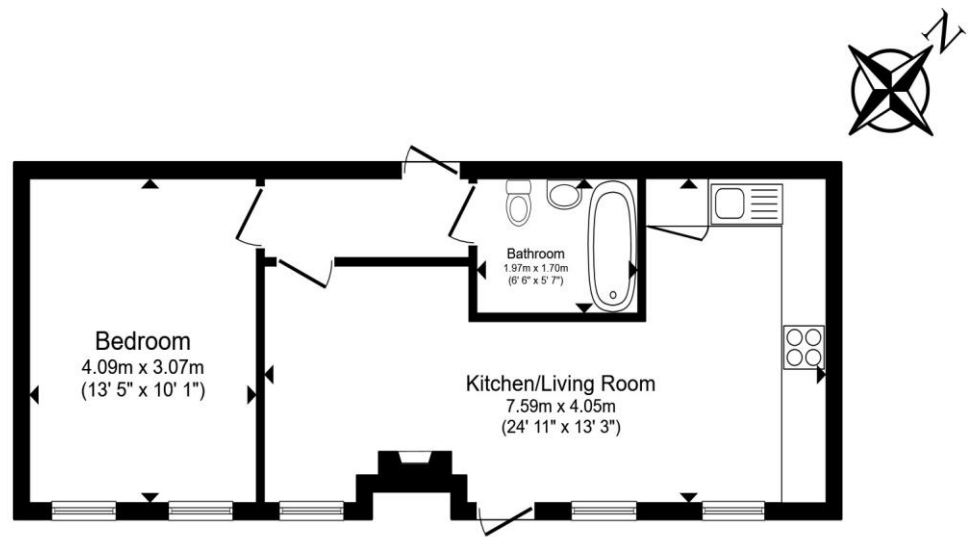
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>> floor plan



Total floor area 43.5 m² (468 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
James Idle		
Mrs S.N. Ahmed		