

Ground Floor

Approx. 37.9 sq. metres (408.5 sq. feet)



Total area: approx. 37.9 sq. metres (408.5 sq. feet)



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	62

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	



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



SALES & LETTINGS

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Westwood Hall, Bradford, BD6 3YT

Offers Over £60,000 Leasehold



**\*\* First Floor One Bed Apartment \*\*** Private Gated Complex  
**\*\* Attractively Presented \*\*** Modern Development With Amenities  
**\*\* No onward Chain \*\*** Council Tax Band A / EPC Rating D \*\*

An attractively presented 1st floor apartment situated in this gated complex within highly desired Westwood Hall having its own amenities & excellent commuting links. Having 1 double bedroom, this lovely apartment has integral appliances in the kitchen & security gates into the complex with assigned car parking.

With no vendor chain and having double glazing, the property briefly comprises:

Hallway,  
Open Plan Living/ Kitchen Area, Bedroom One, Bathroom,

Outside  
Access to the building is via security gates providing access to the communal area which has allocated parking and communal gardens. Has excellent links to M62 and 30m drive to Leeds.

**Hall**  
3'8" x 15'11" (1.13m x 4.84m)  
Two double glazed windows, electric radiator, wooden flooring, recessed ceiling spotlights, stairs and open door to:

**Kitchen Area**  
14'7" x 12'0" (4.45m x 3.66m)  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, integrated fridge/freezer, built-in oven, ceramic hob with extractor hood over, wooden flooring, recessed ceiling spotlights, open plan into:

**Lounge Area**  
Wooden flooring, 2 x double glazed windows, electric radiator

**Bathroom**  
7'10" x 5'7" (2.38m x 1.71m)  
Fitted with three piece suite comprising panelled bath with shower attachment, mixer tap and folding glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, tiled flooring.

**Bedroom**  
12'6" x 9'11" (3.80m x 3.03m)  
Two windows to front, electric radiator, fitted carpet flooring.

**Boiler cupboard**  
Housing the boiler and having plumbing for washing machine

