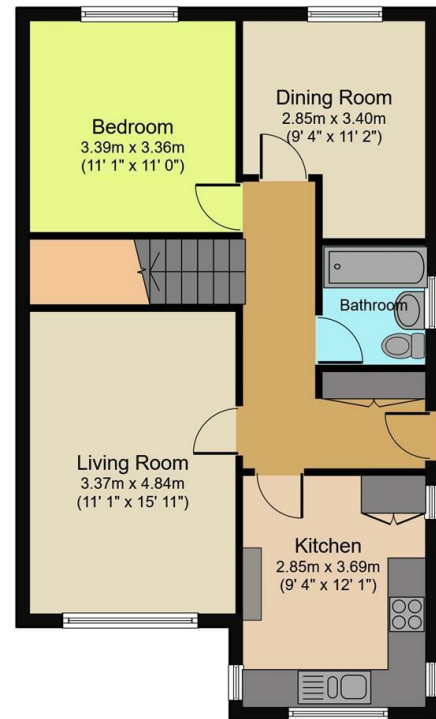
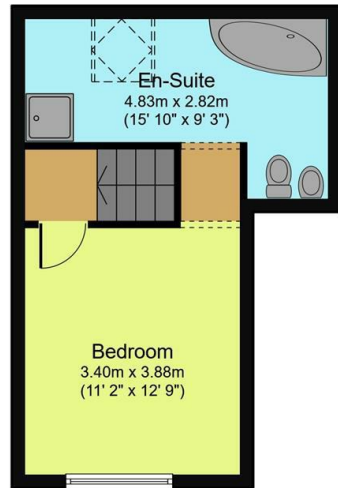


Lower Ground Floor



Ground Floor



First Floor

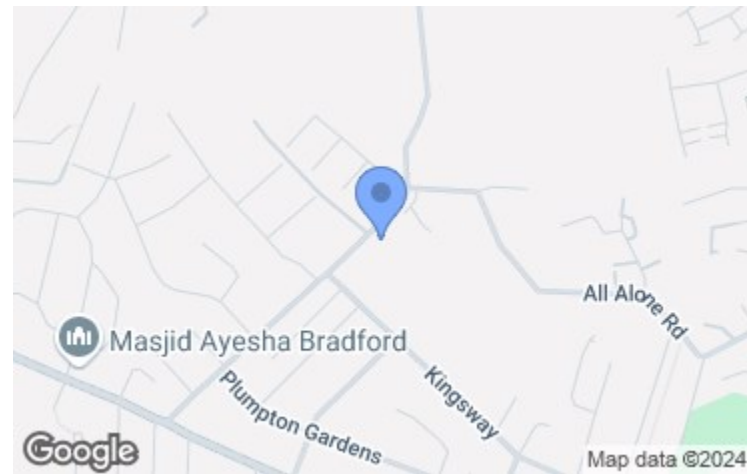
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Viewing arrangements**

Strictly by appointment through WW Estates  
 01274 627444  
 sales@wwestateagents.com



**Directions**

See Mapping.



**Westfield Lane, Shipley, Yorkshire BD18 1LH**

**£240,000**

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

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.



**\*\* SEMI-DETACHED BUNGALOW, NO CHAIN \*\* 2/3 BEDROOMS \*\* 2 BATHROOMS \*\* SPACIOUS LOUNGE \*\* CONTEMPORARY KITCHEN \*\* FRONT & REAR GARDEN \*\* UNDER HOUSE STORAGE/GARAGE & PARKING \*\* Beautiful Dormer Bungalow oozes kerb appeal & offers spacious accommodation situated in a popular residential location on Westfield Lane close to local amenities, reputable schools as well as being handily positioned to access transport links & train station.**

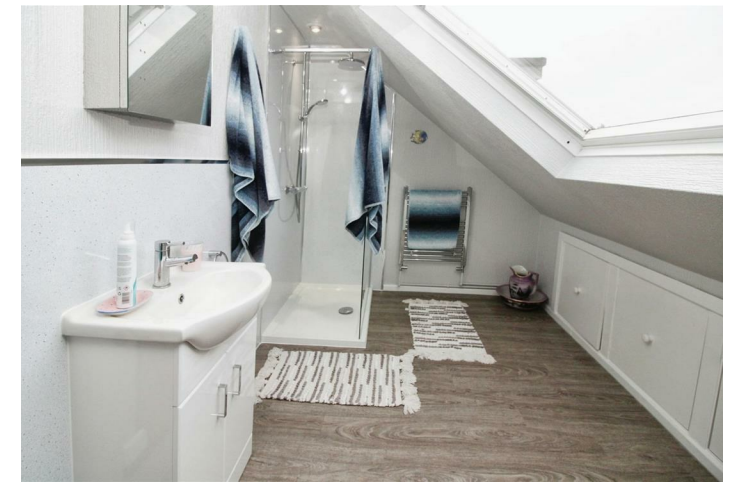
Accommodation comprises: Entrance hall offering bespoke fitted storage units, access to the spacious lounge benefits from a inset living flame fire, wall lights, ceiling coving, large picture window allowing lots of natural light to flow in complemented by light tasteful décor, carpet and central heating radiator.

The modern kitchen consists of a range of base & wall units in light grey with contrasting work surfaces. Acrylic bowl and half sink with Quooker mixer tap, integrated oven and

microwave, halogen hob with over head extractor hood, integrated dishwasher, fridge, washer, breakfast bar and windows to two sides allowing natural light to flow. Currently bedroom 3 is being used as a dining room with laminate flooring and upvc window to the rear elevation.

Ground floor bedroom 2 has light decor, carpet floor and fitted wardrobes. The ground floor bathroom has a 3 piece suite with bath, over shower, vanity hand wash basin & W.C. Stairs to 1st floor master bedrooms with fitted wardrobes, dormer window and a stylish 5 piece en-suite bathroom, having a white corner bath tub with chrome taps, double cubicle shower, W.C. bidet and vanity hand wash basin, chrome ladder radiator, driftwood floor, eaves storage and large velux window.

Externally there is a front & side garden with Yorkshire stone walling, mature plants & shrubs. To the rear is a private garden offering stone paved patio with fern hedging, access to double garage with electric door, power, block paved drive & full length under house storage.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Mature spacious semi detached Bungalow located in a sort after location.

**Rating authority**  
Borough Council Tax Band C

**Services**  
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

**Tenure**  
Freehold