



Westfield Grove, Shipley BD18 1NQ

welcome to

Westfield Grove, Shipley

ARE YOU LOOKING FOR A MODERN HOME READY TO MOVE INTO? Situated in Wrose, we have a modern, well kept, four bedroom, semi detached property with spacious living accommodation, a rear garden and a driveway. Double glazing and central heating throughout. EPC rating: D



Situated in Wrose, we have a modern, well kept, four bedroom, semi detached property with spacious living accommodation, a rear garden and a driveway. Internally, the property comprises of an entrance, living room, kitchen, utility room, dining room, WC to the ground floor and to the first floor, four bedrooms and a family bathroom. Externally, the property has an enclosed rear garden and a driveway to the front. Within easy reach of Bradford and Shipley town centres, handily located close to local shops and amenities. Double glazing and central heating throughout.

Entrance

Living Room

15' 3" x 12' (4.65m x 3.66m)

Kitchen

15' 1" x 7' 2" (4.60m x 2.18m)

Utility Room

10' x 8' 6" (3.05m x 2.59m)

Dining Room

10' 2" x 10' 8" (3.10m x 3.25m)

Wc

Bedroom One

15' 2" x 10' 3" (4.62m x 3.12m)

Bedroom Two

10' 3" x 8' 4" (3.12m x 2.54m)

Bedroom Three

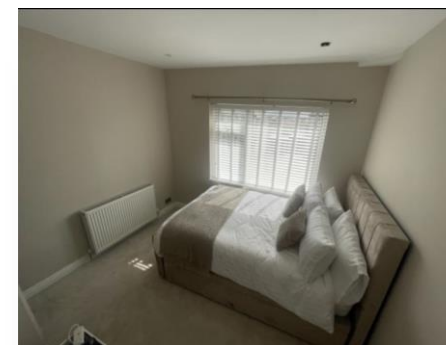
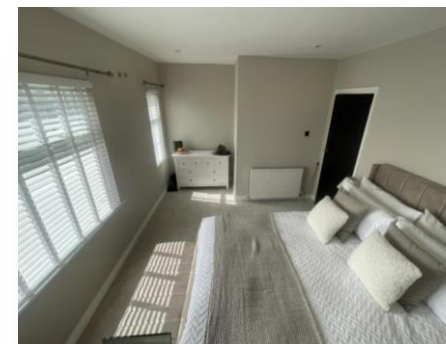
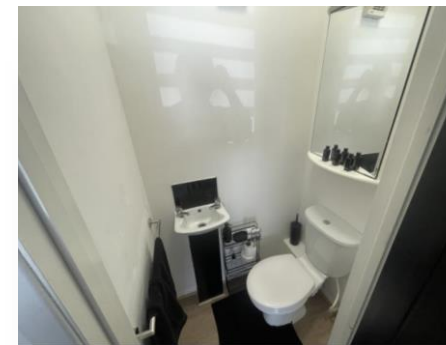
10' 4" x 8' 3" (3.15m x 2.51m)

Bedroom Four

10' 4" x 10' 3" (3.15m x 3.12m)

Bathroom

Exterior



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welcome to

Westfield Grove, Shipley

- Ready to move straight into
- Four bedroom semi detached
- Two reception rooms
- Spacious living accommodation
- Enclosed rear garden

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£269,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SHP110742



Property Ref:
SHP110742 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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