



**Westfield Crescent, Wrose,
Reduced To £182,500**

* SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * CUL-DE-SAC *
* MODERN KITCHEN & SHOWER ROOM * GARDENS & GARAGE *

Occupying a much sought after cul-de-sac position and offering 'ready to move into' accommodation, is this delightful three bedroomed semi detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The property briefly comprises reception hall, lounge, dining room, modern fitted kitchen, three first floor bedrooms and a modern fitted shower room.

To the outside there is parking to the front leading to a single garage, together with an enclosed garden to the rear.



Reception Hall

With radiator.

Lounge

11'1" x 11'6" (3.38m x 3.51m)

Modern pebble effect electric fire in feature fireplace surround, radiator, upvc French doors to rear garden.

Dining Room

13'9" x 11'6" (4.19m x 3.51m)

With bay window and radiator.

Kitchen

10'3" x 5'9" (3.12m x 1.75m)

Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, gas cooker, plumbing for auto washer, part tiled walls.

First Floor Landing

Bedroom One

10'6" x 12' (3.20m x 3.66m)

With fitted wardrobes, drawers and dresser, radiator.

Bedroom Two

10'6" x 10'10" (3.20m x 3.30m)

With radiator.

Bedroom Three

6'6" x 6'5" (1.98m x 1.96m)

With radiator.

Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, vanity sink unit, heated towel rail.

Exterior

To the outside there are gardens to both front and rear, parking to the front and garage.

Directions

From our office in Idle village proceed straight up the High St, continue straight onto Westfield Ln, turn right onto Wrose Rd, right onto Westfield Cres and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk