



Westfield Crescent, Wrose

Reduced To £290,000

* SUBSTANTIAL EXTENDED SEMI DETACHED * THREE BEDROOMS (potential for FIVE**) *
* CUL-DE-SAC LOCATION * TWO BATH/SOWER ROOMS * UTILITY *
* AMPLE PARKING * GARAGE * GARDENS * NO CHAIN *

A fantastic opportunity for the growing family to purchase this large extended semi detached house.
Benefits from gas central heating and upvc double glazing.

The sought after residential location is close to shops, amenities and highly regarded primary schools.

The spacious 'ready to move into' accommodation briefly comprises entrance porch, lounge, fitted dining kitchen, utility, three first floor bedrooms - one having en-suite shower room and one having a dressing room, together with a modern house bathroom.

To the outside there are good sized gardens, ample parking and an oversized detached garage with work space.

Viewing is highly recommended to appreciate the size of this substantial property.

** The bedrooms can be easily converted to provide five bedrooms (to be discussed with the vendor upon an internal viewing).





Entrance Porch

Lounge

20'9" x 14'4" (6.32m x 4.37m)

With electric fire, three radiators, bay window.

Kitchen

19'7" x 13'1" (5.97m x 3.99m)

With wall and base units incorporating stainless steel sink unit, gas oven, electric hob, integrated dishwasher & fridge, two radiators and upvc French doors to rear garden.

Utility

7'8" x 9'6" (2.34m x 2.90m)

With plumbing for auto washer, radiator.

First Floor Landing

Bedroom One

12'7" x 19'7" (3.84m x 5.97m)

With fitted wardrobes, three radiators. En-Suite Shower Room;

En Suite Shower Room

With under-floor heating.

Bedroom Two

8'10" x 9'5" (2.69m x 2.87m)

With built in wardrobes and radiator.

Bedroom Three

9'4" x 11'2" (2.84m x 3.40m)

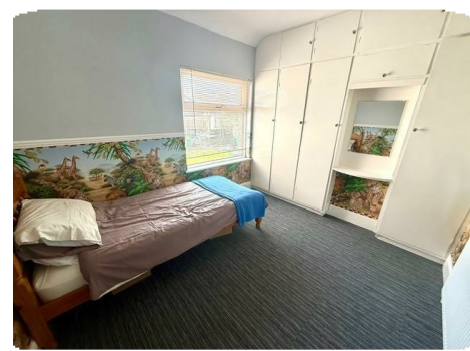
With radiator.

Bathroom

Three piece modern white suite, part tiled walls, underfloor heating and heated towel rail.

Exterior

To the outside there is an ample block paved drive to the front leading to an oversized garage with work space. There is a larger enclosed lawned and patio garden to the rear.





Directions

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

TENURE

FREEHOLD

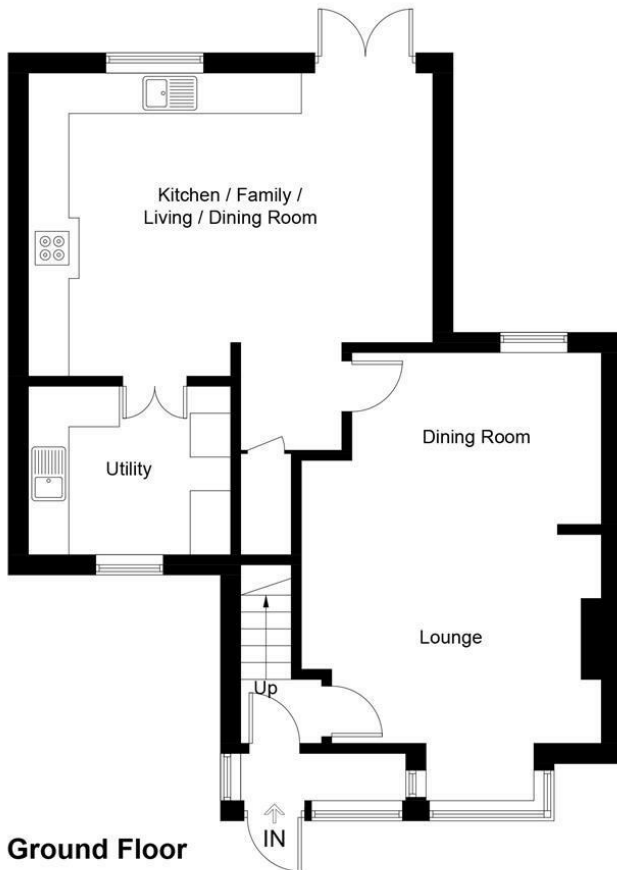
Council Tax Band

B

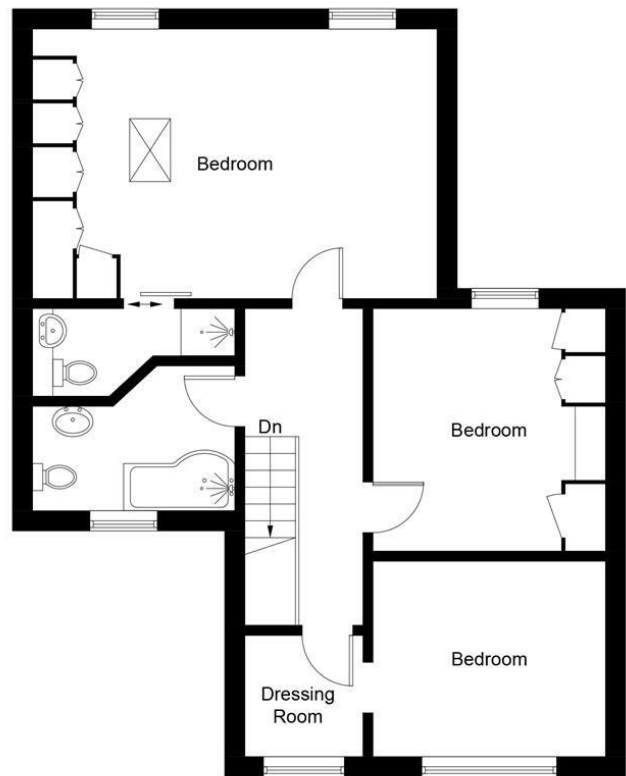


Westfield Crescent, BD18

Approximate Gross Internal Area = 139.4 sq m / 1500 sq ft

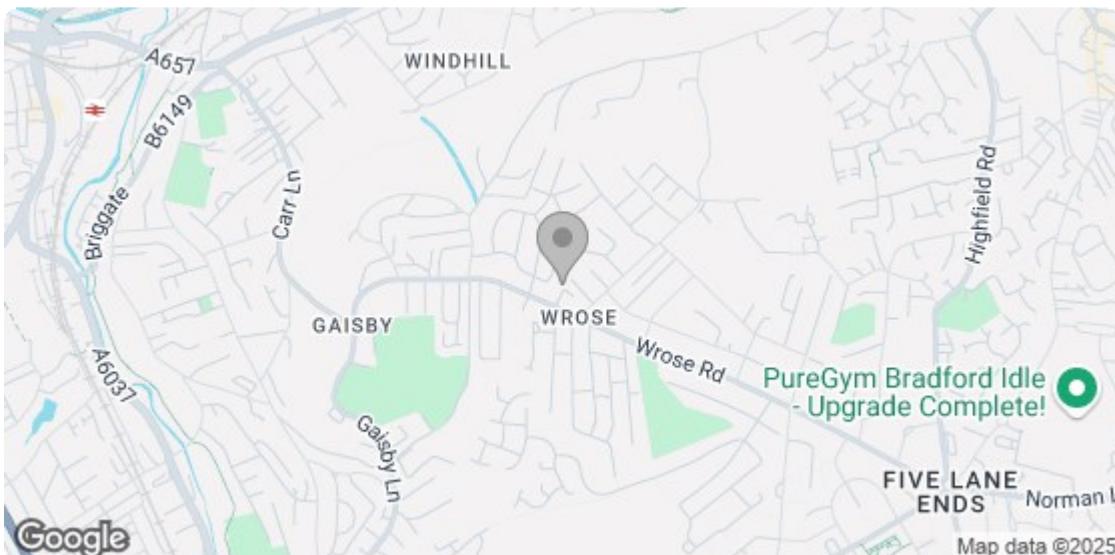


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1190763)



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		
Environmental Impact (CO ₂) Rating		
	69	78

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.

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