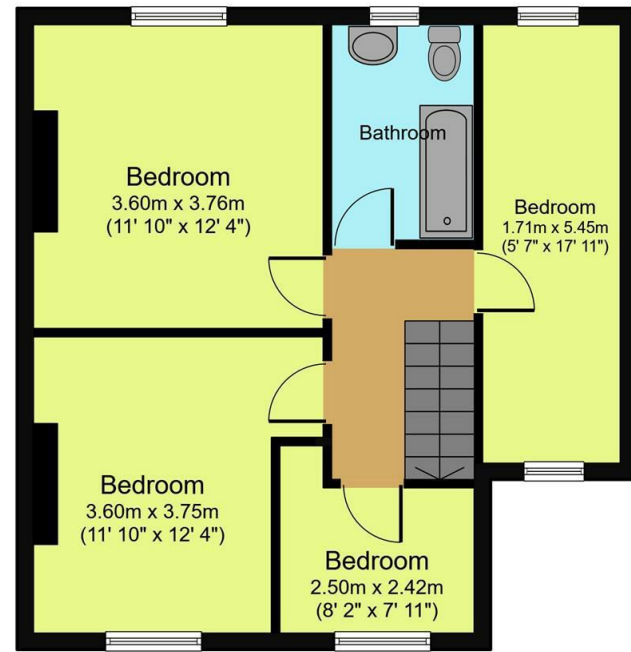


Ground Floor



First Floor

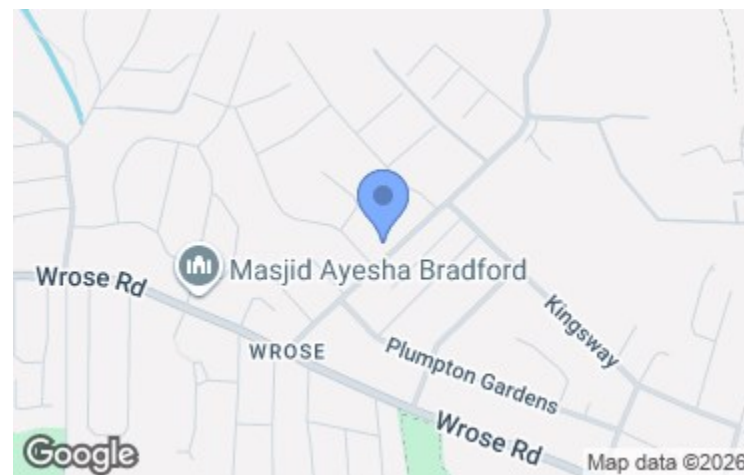
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

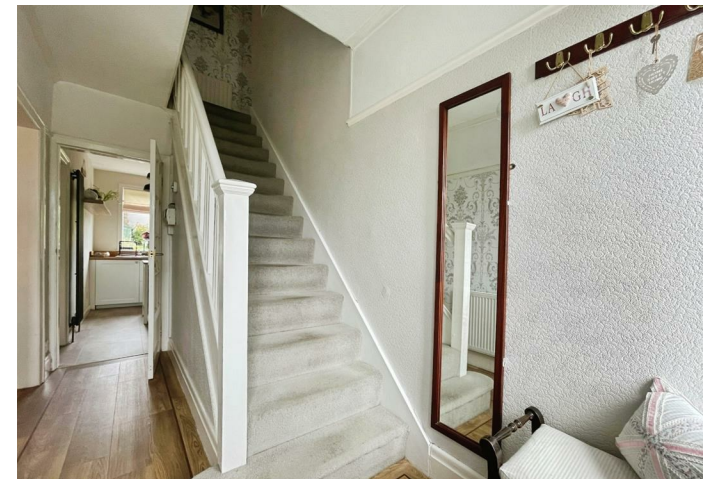
Viewing arrangements

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



Directions

See Mapping.



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.



**Westfield Lane, Shipley, BD18 1LX
 Offers In The Region Of £275,000**



Westfield Lane, Shipley, BD18 1LX

 2  4  1

**** Four Bedrooms ** Modern Kitchen ** Large Rear Garden ** Two Reception Rooms ****
Nestled in the desirable area of Westfield Lane, Shipley, this charming four-bedroom semi-detached house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by a spacious hallway that provides access to the various rooms, setting the tone for the generous space this home has to offer.

The front living room is a delightful area, featuring bay double-glazed windows that allow natural light to flood in, complemented by a cosy fireplace, making it an ideal spot for relaxation. Adjacent to this is the dining room, which boasts patio doors that lead out to the expansive rear garden, creating a seamless connection between indoor & outdoor living. This room also features a fireplace & a carpet finish, enhancing its warmth and inviting atmosphere.

The modern kitchen is a highlight of the property, designed with both functionality and style in mind. It includes ample wall and base

units, integrated appliances, and a central table, making it a perfect space for family gatherings. With access to both the front & rear of the house, it is as practical as it is appealing.

On the first floor, you will find three generously sized double bedrooms, each equipped with double-glazed windows & central heating, ensuring comfort throughout the seasons. Bedrooms two & three benefit from built-in wardrobes, providing ample storage space. The fourth bedroom, currently utilised as a home office, is a spacious single room with laminate flooring, ideal for those who work from home. The family bathroom is modern & well-appointed, featuring a three-piece suite with a shower over the bath, fully tiled walls & laminate flooring, ensuring both style & ease of maintenance.

Outside, the property boasts a small front garden & a driveway that accommodates several vehicles. The large, private rear garden is a true gem, offering a tranquil space for outdoor activities & relaxation



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Beautifully Presented, four bedroom Semi-Detached Home
Situated In A Popular Residential Area, Ideal For Large Families.

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 Home Wallace Financial Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold