



## **8A Westbury Close, Laisterdyke, Bradford, BD4 8PD**

Superbly presented DORMER DETACHED set back at the end of the cul de sac. Individually designed and built in 1995, the house would make an ideal family home, with 3 GOOD SIZED BEDROOMS. Outside, ample PARKING FOR SEVERAL CARS at the front, along with LOVELY LOW MAINTENANCE GARDEN at the back. Must be viewed to fully appreciate.

**Asking Price £240,000**

**T** 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk  
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

**f** RWEstateAgents **t** @robertwatts\_

arla | propertymark naea | propertymark

# 8A Westbury Close, Laisterdyke, Bradford, BD4 8PD

**HALLWAY** Good sized Hallway. Tiled flooring.

**DOWNSTAIRS W.C.**

**LOUNGE 22' x 11' (6.7m x 3.35m)**

Good sized Lounge with log Burner Stove fire. Bi-Folding doors leading to the garden.

**DINING KITCHEN 22 x 10'11" (22 x 3.33m)**

Lovely 22 foot kitchen offering a good range of units and display cabinets. Range cooker and extractor fan.

**LANDING**

**MASTER BEDROOM 15' x 11' (4.57m x 3.35m)**

**DRESSING ROOM 11' x 6' (3.35m x 1.83m)**

Originally the en suite, but changed to create a useful walk in dressing room. Can easily convert back.

**BEDROOM 2 15' x 11' max (4.57m x 3.35m max)**

**BEDROOM 3 11' x 7' (3.35m x 2.13m)**

**BATHROOM/W.C.** Modern White bathroom suite with 'walk-in' shower enclosure and free standing bath. Tiled walls and flooring. Velux Roof Light.

**OUTSIDE** Set back, at the end of the cul de sac, with access via wrought iron gates. Offers ample parking at the front for several cars and vehicles. At the back, pleasant low maintenance enclosed garden with gazebo, ideal for outdoor entertaining.

**TENURE** Freehold

**COUNCIL TAX BAND** D - Bradford

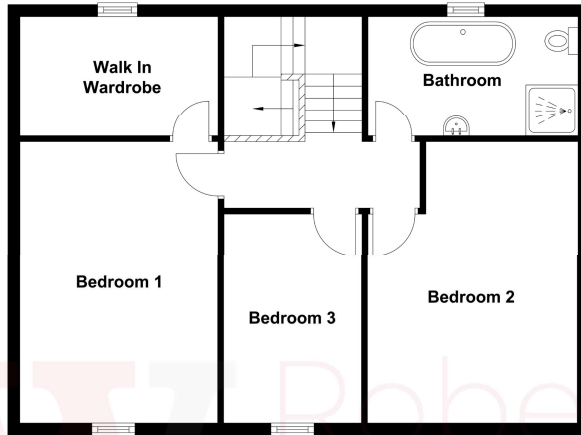
**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



### First Floor



### Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

01274 689589 
 [birkenshaw@robertwatts.co.uk](mailto:birkenshaw@robertwatts.co.uk)
[robertwatts.co.uk](http://robertwatts.co.uk)  
 Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

[RWEstateAgents](https://www.facebook.com/RWEstateAgents)
[@robertwatts\\_](https://twitter.com/robertwatts_)

arla | propertymark    naea | propertymark