



33 Wentworth Crescent, Bradford, West Yorkshire, BD4 0QX

LOVELY LANDSCAPED GARDEN.

Well presented MODERN SEMI DETACHED which forms part of this ever popular development. Provides 3 BEDROOMS and has the advantage of having a super LANDSCAPED REAR GARDEN. Must be seen to appreciate.

The accommodation comprises: Hallway, WC, Lounge, Kitchen, 3 Bedrooms & Shower Room/W.C.

Asking Price £160,000

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HALLWAY

DOWNSTAIRS W.C.

LOUNGE 13' x 13' max (3.96m x 3.96m max)

uPVC French doors leading to the garden.

KITCHEN 11'10" x 6' (3.6m x 1.83m)

Range of kitchen units, worktops and sink unit. Built in oven and hob.

LANDING

BEDROOM 1 13' max x 9' (3.96m max x 2.74m)

BEDROOM 2 10' x 6' (3.05m x 1.83m)

BEDROOM 3 7' x 6'11" (2.13m x 2.1m)

SHOWER ROOM/W.C. With modern 'walk-in' shower enclosure. Tiled walls. Heated towel rail.

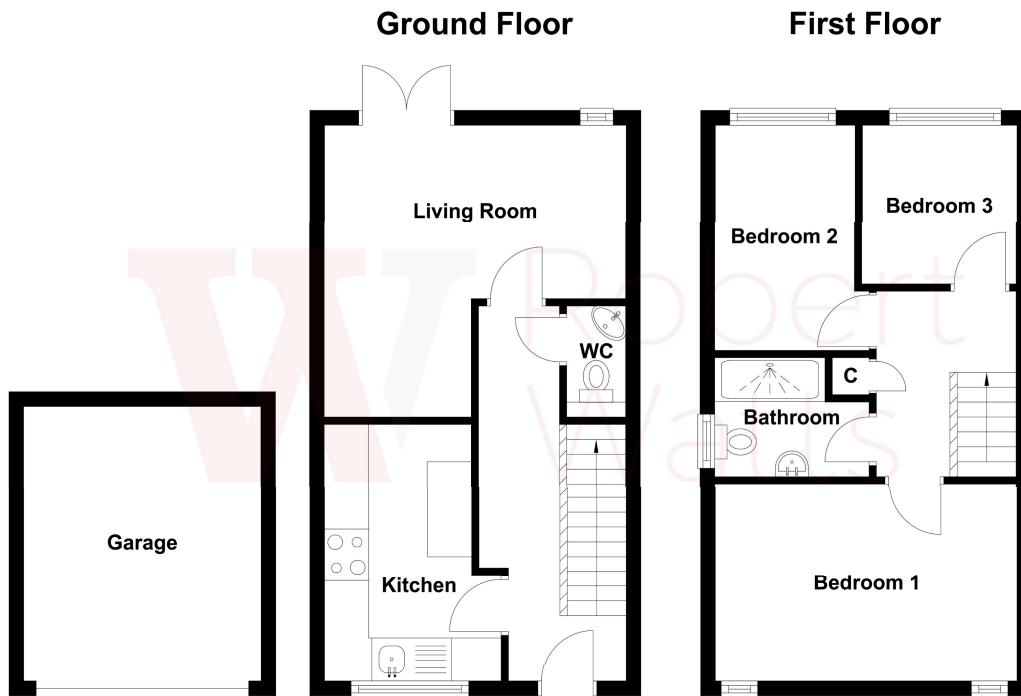
OUTSIDE Small garden at the front, with shared open driveway to the side, leading to the back. Beautiful, landscaped, split levelled garden, which includes artificial grass and paved patio terrace.

PLEASE NOTE The garage does not belong to this house.

If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		