



18 Westgate Hill Street, Westgate Hill, Bradford, West Yorkshire, BD4 0SJ

CHARMING CHARACTER PROPERTY.

Super opportunity has arisen to purchase this lovely and slightly unusual DETACHED BUNGALOW. The house is compact with 1 DOUBLE BEDROOM and is ideal for single persons or downsizers. Ideally located close to both Bradford and Leeds and minutes to both villages of East Bierley and Birkenshaw. To the outside is a pleasant enclosed garden.

The accommodation comprises: Lounge, Kitchen, 1 Double Bedroom & Shower Room.

Asking Price £135,000

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

18 Westgate Hill Street, Westgate Hill, Bradford, West Yorkshire, BD4 0SJ

ENTRANCE HALL Composite door.

LOUNGE 15' (4.57) x 15' (4.57) into chimney breast.

Decorative feature fireplace.

KITCHEN 9' (2.74) x 8' (2.44) approx`

Range of kitchen units, with worktops and sink. Cooker included.

BEDROOM 14' x 8'10" (4.27m x 2.7m)

Double Bedroom.

SHOWER ROOM/W.C. With corner shower cubicle.

OUTSIDE Small fore garden. Pleasant low maintenance and enclosed rear garden. The driveway to the side does not belong to the house but there is right of access to the garden and the back of the property.

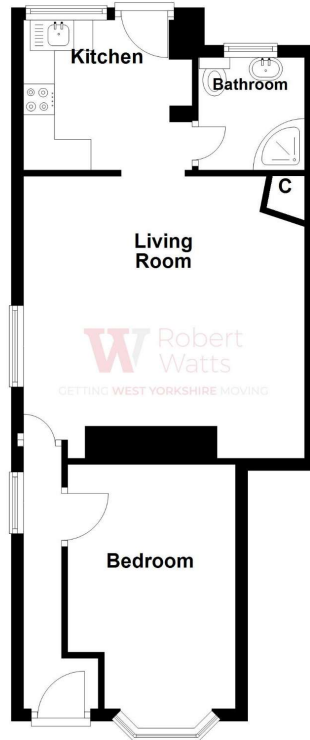
PLEASE NOTE The driveway to the side does not belong to the house.

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.






Ground Floor



18 Westgate Hill Street

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

 01274 689589
  birkenshaw@robertwatts.co.uk
 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](#)