



## 9 Westwood Grove, Eccleshill, Bradford, BD2 2NH

Extensions are expensive these days and often stressful, don't bother... it's already been done for you! Our vendors have enjoyed living here for over 20 years and have created a versatile, FIVE BEDROOM , TWO RECEPTION ROOM family home which is further enhanced by PARKING FOR MULTIPLE CARS, a small rear garden, a CONSERVATORY, TWO SHOWER ROOMS and a LARGE INTEGRAL GARAGE. Forming part of this ever popular part of ECCLESHILL, within walking distance of Morrisons retail park, close to both primary and secondary schools, HANDY FOR MANY LOCAL AMENITIES and AROUND 2 MILES (approx. 10mins) to TRAIN STATION at APPERLEY BRIDGE. Contact Robert Watts to arrange YOUR VIEWING TODAY.

**Offers Over £300,000**

**T** 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk  
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# 9 Westwood Grove, Eccleshill, Bradford, BD2 2NH

## **COUNCIL TAX Bradford**

Band C

**PORCH** Leads to hallway

## **HALLWAY**

### **RECEPTION ROOM 24'5" x 11'6" (7.44m x 3.5m)**

Patio doors to conservatory

### **CONSERVATORY 11'1" x 10'1" (3.38m x 3.07m)**

Access to rear small rear garden

### **UTILITY AREA (ORIGINAL KITCHEN) 7'9" x 6'1" (2.36m x 1.85m)**

Plumbed for washing machine, providing access to ground floor shower room

**SHOWER ROOM** Shower cubicle, WC, wash basin

### **RECEPTION ROOM 13'4" x 10'7" (4.06m x 3.23m)**

Open to kitchen, providing internal access to large garage

### **KITCHEN DINER 13'4" x 12'5" (4.06m x 3.78m)**

Range of wall and base units, worktops, breakfast bar , double oven with hob and extractor , sink unit

**LANDING** Access to boarded loft via pull down ladder

### **BEDROOM 1 11'2" (3.4) plus robes x 10'1" (3.07)**

Built in wardrobes

### **BEDROOM 2 13'6" x 10'6" (4.11m x 3.2m)**

### **BEDROOM 3 12'3" (3.73) x 9'5" (2.87) plus robes**

Built in wardrobes

### **BEDROOM 4 12'2" (3.7) x 9'4" (2.84) plus robes**

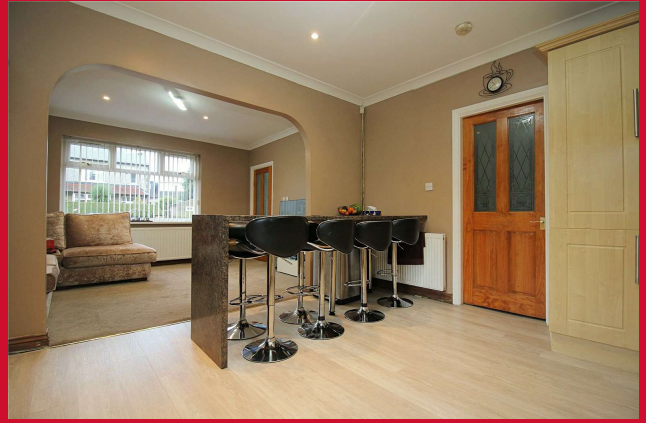
Built in wardrobes

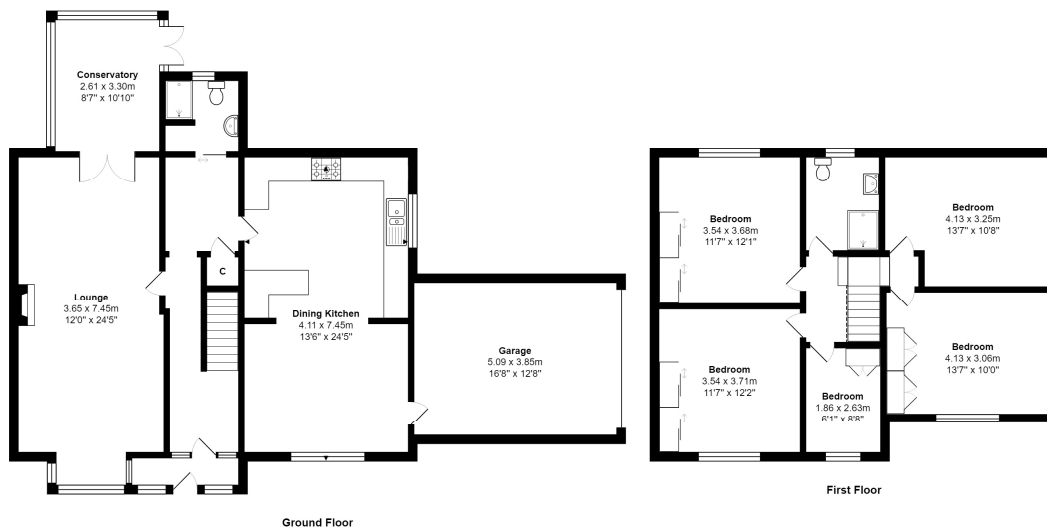
### **BEDROOM 5 9' (2.74) x 6'1" (1.85) both max**

**SHOWER ROOM** Shower cubicle, WC , wash basin

**OUTSIDE** Lawn to front, parking for multiple cars, small low maintenance garden and store shed to rear - good size garage

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.





Total Area: 158.5 m<sup>2</sup> ... 1706 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>73</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	

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