



## 35 Willow Crescent, Wrose, Bradford, BD2 1LR

EXTENDED semi-detached – WOW FACTOR KITCHEN / SITTING ROOM – BI-FOLD DOORS – FOUR BEDROOMS – GOOD SIZE REAR GARDEN – GARAGE - UNDERSTANDABLY SOUGHT AFTER part of WROSE , close to FIVE LANE ENDS. Of likely appeal to family buyers, this superbly presented example will delight even the most discerning buyer. Rest assured, properties of this calibre are rare to the market and do not remain available for long! A detailed viewing is essential to fully appreciate the accommodation on offer.

Contact Robert Watts to arrange your viewing today.

**Offers Over £300,000**

**T** 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk

Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

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

arla | propertymark naea | propertymark

# 35 Willow Crescent, Wrose, Bradford, BD2 1LR

**ENTRANCE HALLWAY** Understairs store and laminate floor

**RECEPTION ROOM 14'2" max x 11'8" max (4.32m max x 3.56m max)**

**RECEPTION ROOM EXTENSION 16'2" x 15' (4.93m x 4.57m)**

Bifold doors, wood burner fire, two Velux windows and under floor heating. Open to the kitchen

**KITCHEN 12'4" x 17'9" (3.76m x 5.4m)**

Splendid kitchen with a range of modern wall and base units, built in oven, separate hob, microwave and extractor. Integrated dishwasher, washer and fridge freezer. Ground floor W.C off. Open to extension.

**BEDROOM ONE 12'7" (3.84) x 9'6" (2.9) plus robes**

Ample fitted wardrobes

**BEDROOM TWO 12'5" (3.78) max x 8'7" (2.62) plus robes**

Built in wardrobes

**BEDROOM THREE 6'4" x 6' (1.93m x 1.83m)**

**ATTIC/BEDROOM FOUR 12'9" x 15'7" (3.89m x 4.75m)**

With two Velux windows and eaves storage

**BATHROOM** Four piece modern suite with fully tiled walls

**OUTSIDE** Drive parking, garage (restricted access) and very pleasant gardens to front and large garden to rear

**DIRECTIONS** From our Highfield Road office to the roundabout take the fifth exit onto Wrose Road. After a short distance turn right onto Willow Grove, bear left onto Willow Crescent.

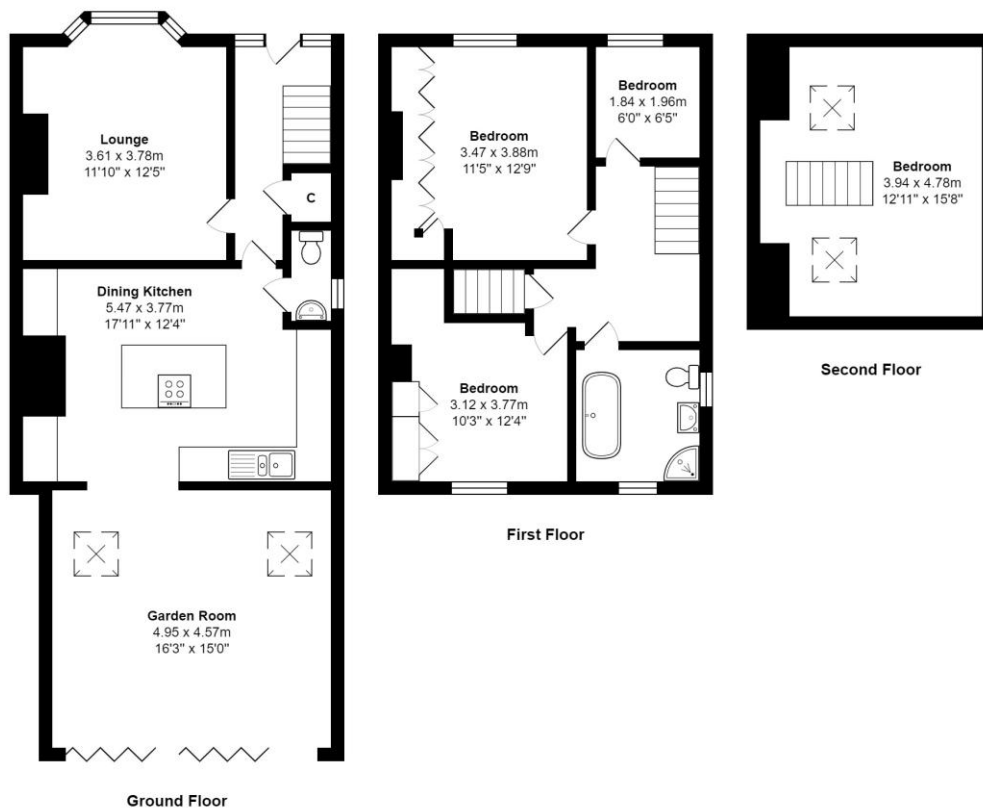
**TENURE** Freehold

**COUNCIL TAX BAND C**

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: 127.2 m<sup>2</sup> ... 1369 ft<sup>2</sup>

All measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 75        |
| (55-68) <b>D</b>                            | 55                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

01274 614804 
 highfield@robertwatts.co.uk 
 robertwatts.co.uk  
 Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

RWEstateAgents 
 @robertwatts\_

arla | propertymark naea | propertymark