




43 Westfield Lane, Wrose, Shipley, BD18 1LY

NO CHAIN – SEMI DETACHED BUNGALOW – 34FT UNDERHOUSE GARAGE – USEFUL GARDEN ROOM – TWO BEDROOMS. Forming part of this ever popular area, handy for Wrose Village and providing access to both Shipley and Bradford. We feel this fine example will appeal to a variety of buyers, especially those looking to add their own touch. Contact Robert Watts to arrange **YOUR VIEWING** today.

£170,000

 01274 614804  highfield@robertwatts.co.uk  robertwatts.co.uk

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

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

[arla | propertymark](#) [naea | propertymark](#)

43 Westfield Lane, Wrose, Shipley, BD18 1LY

COUNCIL TAX Bradford

Band C

TENURE Freehold**SIDE PORCH / SMALL CONSERVATORY 11'5" x 7'4" (3.48m x 2.24m)**

Tiled floor

HALLWAY Useful store closet**LIVING ROOM 14'2" x 11'2" (4.32m x 3.4m)**

Marble effect fire place - double doors lead to bedroom 2

KITCHEN 8'8" x 7'9" (2.64m x 2.36m)

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor

BEDROOM 1 13'7" (4.14) max overall x 9'3" (2.82) max excl robes

Fitted wardrobes

BEDROOM 2 11'3" x 9'8" (3.43m x 2.95m)**WETROOM** Shower area , WC and wash basin**OUTSIDE** drive to rear, pleasant garden to front**UNDER HOUSE GARAGE 34' (10.36) x 9'7" (2.92) both approx**

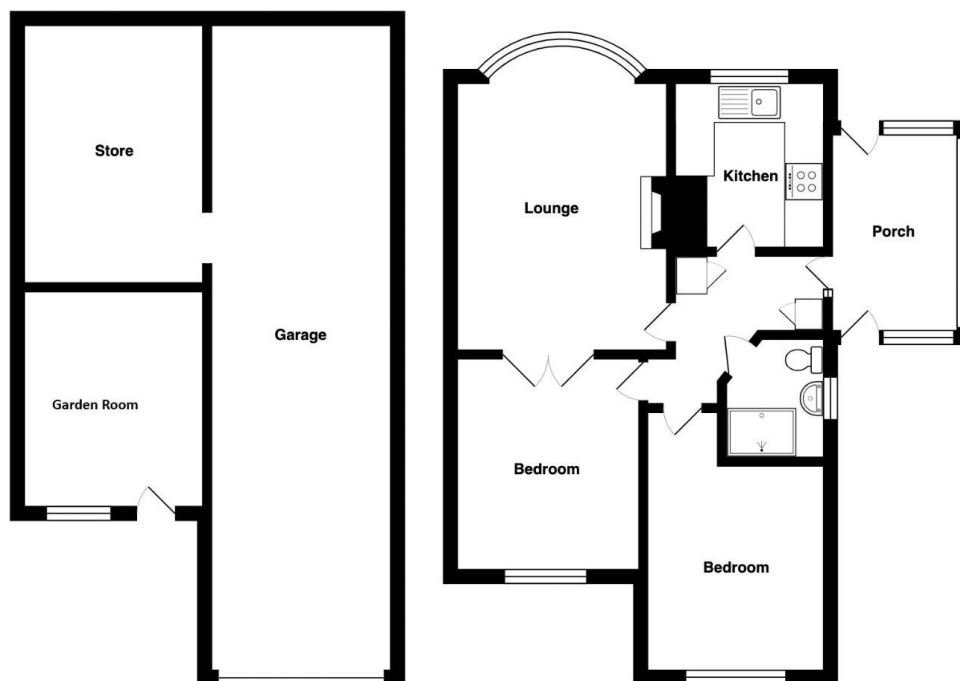
With power and light, additional store area off

GARDEN ROOM A useful multi purpose room**PARKING** Drive to rear, additionally there is currently a disabled parking bay on the public road to the front of the property

AML Please note 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.





Total Area: 107.9 m² ... 1162 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark