



## 23 Willow Avenue, Wrose, Bradford, BD2 1LT

NO CHAIN – Keenly sought after style of SEMI-DETACHED currently providing THREE BEDROOM (plus attic room) TWO RECEPTION ROOM accommodation. This fine example benefits from significant improvements during our clients ownership and simply must be viewed to fully appreciate. Forming part of this ever popular part of BD2, close to the border with Idle BD10 and within walking distance of schools and local amenities.

Contact Robert Watts to arrange YOUR VIEWING today.

**£260,000**

# 23 Willow Avenue, Wrose, Bradford, BD2 1LT

**COUNCIL TAX Bradford**

Band C

**TENURE** Freehold**PORCH****HALLWAY**

**LIVING ROOM 13'1" x 11'1" (4m x 3.38m)**

**DINING ROOM 11'9" x 10' (3.58m x 3.05m)**

**KITCHEN 11'9" x 6'5" (3.58m x 1.96m)**

Selection of modern wall and base units, work tops, sink unit, plumbed for washing machine, built in oven hob and extractor - useful understair store

**LANDING**

**BEDROOM 1 13'3" x 10' (4.04m x 3.05m)**

**BEDROOM 2 10'6" x 8'9" (3.2m x 2.67m)**

**BEDROOM 3 7'9" x 6'5" (2.36m x 1.96m)**

**SHOWER ROOM** Shower cubicle, WC, vanity wash basin - fully tiled walls, tiled floor

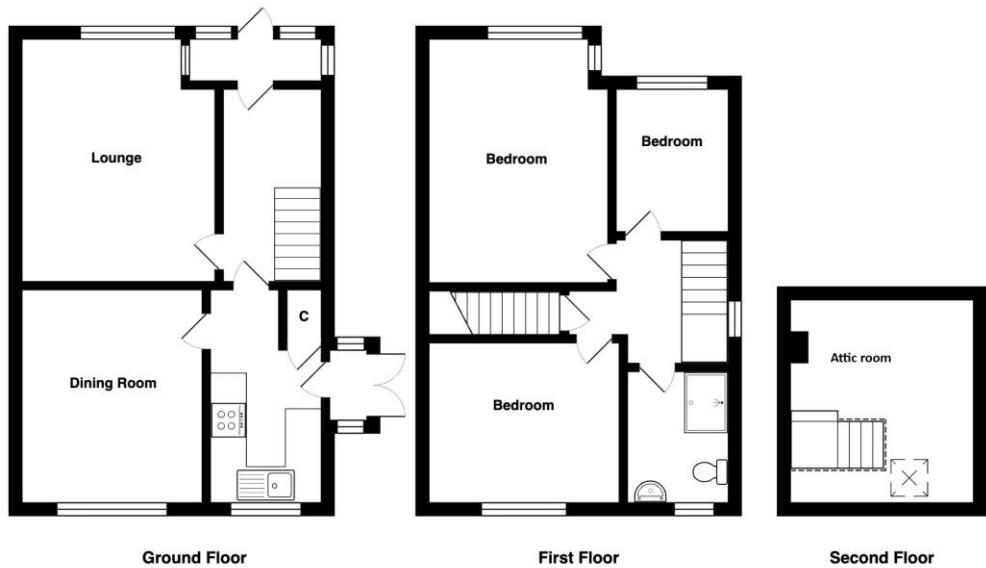
**ATTIC ROOM 10'2" x 11'3" (3.1m x 3.43m)**

Accessed via fixed stair case NB no Building Regs

**OUTSIDE** Gardens front and rear, detached garage N.B. side porch may restrict access for larger cars.

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: 90.4 m<sup>2</sup> ... 973 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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

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