



8 Willowfield Crescent, Bradford, BD2 1LJ

Generously sized SEMI-DETACHED currently providing THREE BEDROOMS (plus large loft), TWO RECEPTION ROOMS, further enhanced by OFF ROAD PARKING and a GOOD SIZE REAR GARDEN. Of likely appeal to family buyers. Within walking distance of Morrisons Enterprise 5, multiple primary schools within circa 1/2 mile, along with Hanson Academy. Forming part of this understandably sought after part of BD2 - handy for travel and amenities in and around Five Lane Ends, Wrose, Eccleshill and Shipley. A detailed inspection is essential to fully appreciate the accommodation on offer. Contact Robert Watts to arrange YOUR viewing today.

Offers in the region of £230,000

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COUNCIL TAX Band C

ENTRANCE HALL uPVC door

LOUNGE 13'2" (4.01) (max) x 12'6" (3.8) (max)

DINING ROOM 11'2" x 11'2" (3.4m x 3.4m)

Patio doors to rear

KITCHEN 8'2" x 7'1" (2.5m x 2.16m)

Selection of fitted wall and base units and worktops. 1 1/2 bowl sink unit, 'range' cooker included.

BEDROOM ONE 11'4" x 11'2" (3.45m x 3.4m)

BEDROOM TWO 11'3" x 11'1" (3.43m x 3.38m)

BEDROOM THREE 6'9" (2.06) x 7'5" (2.26) (both max excl staircase)

Open staircase leads to loft

BATHROOM Three piece white suite, fitted over bath shower and screen. Tiled walls and floor.

LOFT 16'8" x 13' (5.08m x 3.96m)

Two velux windows, built in eaves storage. NB. No Building Regulations

OUTSIDE Good size garden to rear incorporating paved patio area. Garden to front. Drive.

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.





Please note this is a guide only and should not be relied upon for accurate measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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