



19 Westfield Lane, Wrose, Shipley, BD18 1LY

Well presented EXTENDED semi-detached, much cared for and improved by the current owners. Currently providing THREE BEDROOM, TWO RECEPTION ROOM accommodation. We feel this fine example will appeal to a variety of buyers, especially young families. The main living room is over 21ft in length, the conservatory, ample drive, garage and pleasant gardens further add to the appeal here. Forming part of this understandably sought after part of Wrose, offering easy access to village amenities and the ever popular Low Ash Primary School.

£225,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 21'1" max x 11'4" (6.43m max x 3.45m)

DINING ROOM 11'5" (3.48) max x 7'9" (2.36) max

Useful store closet

KITCHEN 10'5" x 7'5" (3.18m x 2.26m)

Selection of wall and base units, work tops, sink unit, built in oven & hob, plumbed for washing machine

CONSERVATORY 8'8" x 6'6" (2.64m x 1.98m)

Patio doors to rear garden

LANDING Access to loft space, useful store closet

BEDROOM 1 12'3" (3.73) max x 10'3" (3.12) plus robes

Built in wardrobes

BEDROOM 2 10'8" x 8'6" (3.25m x 2.6m)

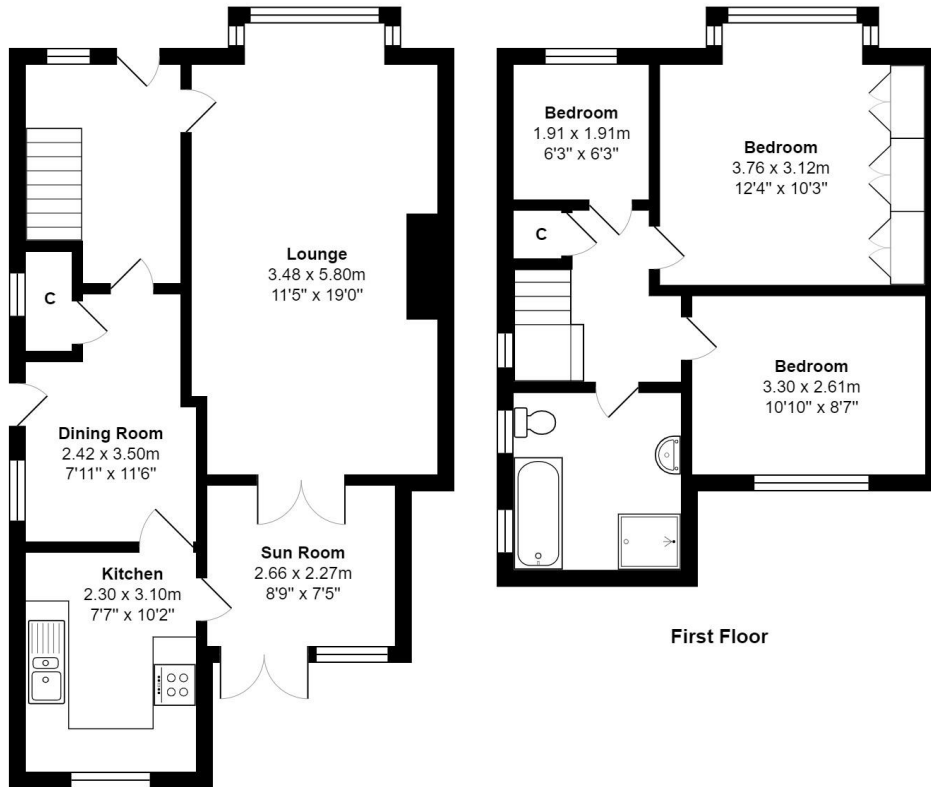
BEDROOM 3 6'4" x 6'2" (1.93m x 1.88m)

BATHROOM Four piece suite, incorporating double ended bath, shower cubicle, WC and washbasin - fully tiled walls

OUTSIDE Ample drive (part block paved) to garage, pleasant gardens front and rear

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.





Ground Floor

First Floor

Total Area: 90.1 m² ... 970 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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