



## 23 Westfield Lane, Wrose, Shipley, BD18 1LY

**SWIFTMOVE SALE- QUICKER COMPLETION:** Ask for further information – A detailed viewing is essential to fully explore and appreciate this delightful property. With modest bungalow origins, this example has been previously extended and then completely re-modelled to create a versatile family sized home. The well presented accommodation includes: **FOUR DOUBLE BEDROOMS** , **27FT LIVING ROOM / DINER** , **SITTING ROOM**, **TWO MULTI-PURPOSE ROOMS** , **UTILITY ROOM**. Rest assured, all the hard work has been done here so you don't have to you! won't see many (if any) like this! Contact Robert Watts to arrange **YOUR VIEWING** today.

**£395,000**

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**SWIFT MOVE** The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

## **COUNCIL TAX Bradford**

Band D

**TENURE** Freehold

## **GROUND FLOOR**

**HALLWAY** good size hallway , two useful store closets

**BEDROOM 1** 12'2" x 12'3" (3.7m x 3.73m)

**BEDROOM 2** 13'3" x 10'1" (4.04m x 3.07m)

**BEDROOM 3** 13'2" (4.01) x 7'4" (2.24) plus recess

**BEDROOM 4** 10' (3.05) plus recess x 9'1" (2.77)

**BATHROOM** Modern white suite, over bath shower and screen

## **LOWER GOUND FLOOR**

**LIVING ROOM / DINER** 27'1" x 11'9" (8.26m x 3.58m)

A genuinely spacious family friendly room with patio doors to rear garden

**SITTING ROOM** 13'7" x 9'2" (41.94m x 2.8m)

NB no window - open to living room / diner

**KITCHEN** 10'9" x 9'9" (3.28m x 2.97m)

Modern wall and base units, work tops, sink unit - built in oven and hob - integrated fridge freezer and dishwasher

**UTILITY ROOM** Useful storage units, worktop and plumbed for washing machine

**MULTI-PURPOSE ROOM 1** 16'5" x 12'4" (5m x 3.76m)

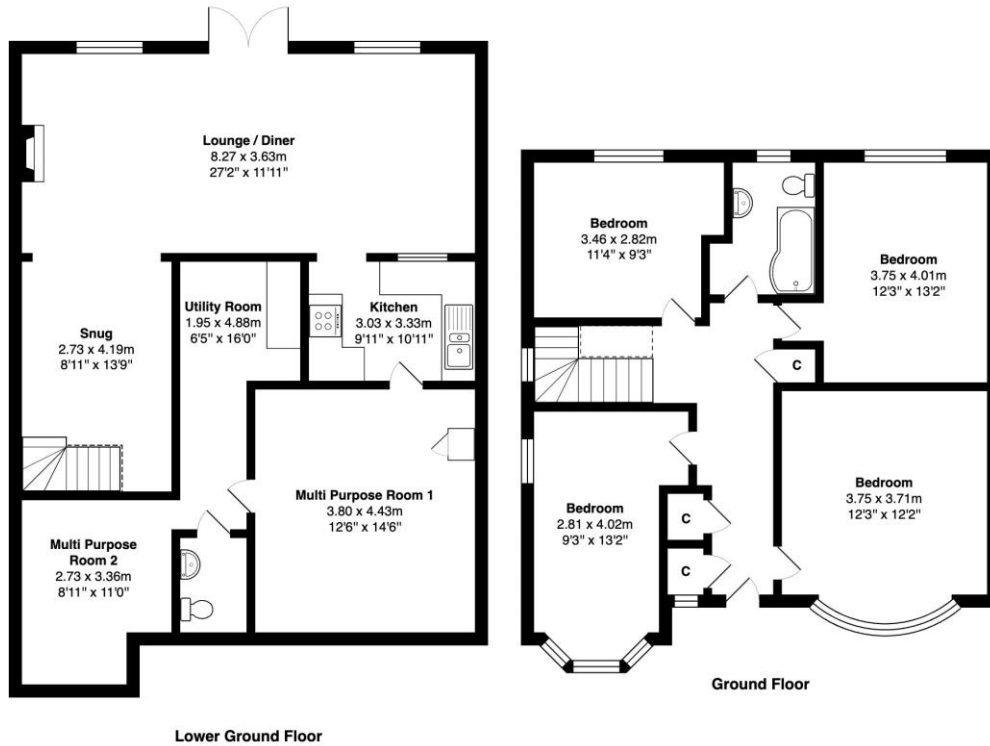
**MULTI-PURPOSE ROOM 2** 11' x 8'9" (3.35m x 2.67m)

**WC** Modern WC and wash basin

**OUTSIDE** Low maintenance garden to front, to the rear there is a drive for three to four cars and lawn along with block paved patio.

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: 157.3 m<sup>2</sup> ... 1693 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>	<b>70</b>	<b>79</b>
(55-68) <b>D</b>		
(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	

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