



## 12 Westfield Lane, Wrose, Shipley, BD18 1LX

Within walking distance of Low Ash Primary and VILLAGE AMENITIES – WELL PRESENTED popular style of Semi-Detached currently providing TWO BEDROOM accommodation. Internally modernised in recent years so you don't have to! This IMPRESSIVE example is further enhanced by 16FT KITCHEN DINER, OFF ROAD PARKING and PLEASANT LOW MAINTENANCE GARDENS. Forming part of this understandably sought after part of Wrose, offering access to both Shipley and Bradford. Contact Robert Watts to arrange YOUR viewing today.

**Offers Over £180,000**

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# 12 Westfield Lane, Wrose, Shipley, BD18 1LX

**COUNCIL TAX Bradford**

Band B

**TENURE** Freehold**ENTRANCE HALL** Laminate floor**LOUNGE 11'9" (max) x 13'7" (3.58m (max) x 4.14m)**

Laminate floor

**KITCHEN DINER 16'9" x 12'3" (5.1m x 3.73m)**

Selection of base units, work tops, sink unit

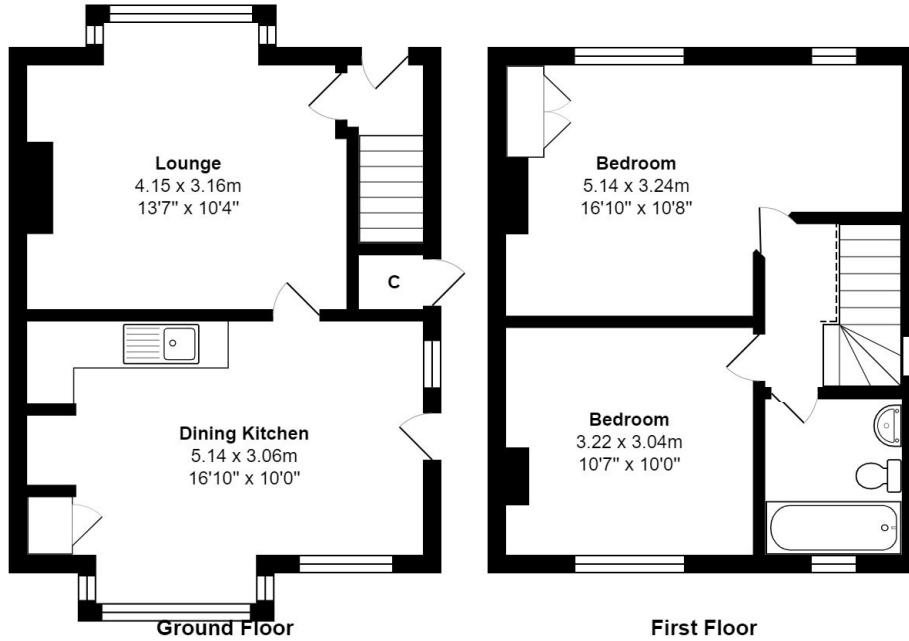
**LANDING** Access to loft**BEDROOM ONE 14'9" (4.5) (max plus robes) x 10'6" (3.2)**

Good sized main bedroom with built in wardrobes and two windows

**BEDROOM TWO 10'5" x 9'9" (3.18m x 2.97m)****BATHROOM** Three piece white suite**OUTSIDE** Pleasant gardens, drive to garage

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: 68.0 m<sup>2</sup> ... 732 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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