



16 Willow Crescent, Wrose, Bradford, BD2 1LR

UNFINISHED PROJECT! A rare opportunity for you to take over and add your own mark. This corner plot EXTENDED semi detached currently provides THREE BEDROOM, TWO RECEPTION ROOM family sized accommodation and forms part of the understandably sought after "Willows" in Wrose BD2. The approved plans once fully completed would create an impressive FOUR BEDROOM, TWO BATHROOM home with a great size KITCHEN DINER, UTILITY ROOM and ADDITIONAL PARKING. Contact Robert Watts to arrange YOUR VIEWING today.

£250,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

PLANNING PERMISSION Planning approval 23/00086/HOU for extension and alterations have been passed some of the work has started but has not been signed off by building control as not yet complete

ENTRANCE HALL

LIVING ROOM 15'9" x 12' (4.8m x 3.66m)

KITCHEN 13'2" x 6'8" (4.01m x 2.03m)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine

DINING AREA 10'1" x 7'6" (3.07m x 2.29m)

Patio doors to garden. Open to extension

EXTENSION AREA 20'3" x 8'5" (6.17m x 2.57m)

Patio doors to garden

LANDING

BEDROOM 1 11'8" (3.56) exc robes x 10'1" (3.07) plus robes

Fitted wardrobes

BEDROOM 2 10'1" (3.07) x 9' (2.74) plus robes

Built in wardrobes

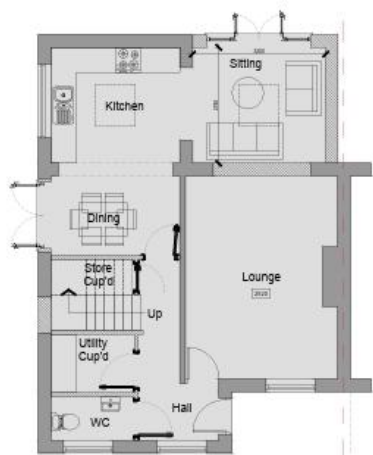
BEDROOM 3 8'9" x 6'9" (2.67m x 2.06m)

BATHROOM Three piece suite

OUTSIDE Drive to garage, gardens to three sides

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.

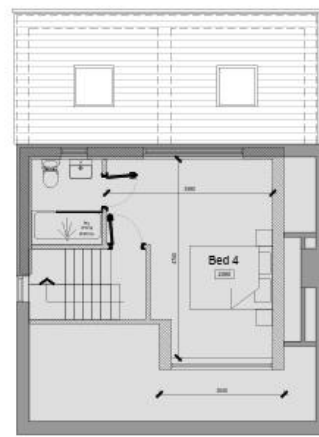




Ground Floor Plan (Proposed)
02
PROPOSED FLOOR PLANS
SCALE 1:50



First Floor Plan (Proposed)



Second Floor Plan (Proposed)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		