



5 Westfield Grove, Shipley, BD18 1NQ

Well presented semi-detached occupying an enviable CUL-DE-SAC plot which forms part of this keenly sought after part of Wrose, within walking distance of village amenities and handy for Low Ash Primary School. This fine TWO BEDROOM example is further enhanced by: 15ft kitchen diner, recent boiler with many years of guarantee, ample drive, garage and pleasant gardens. Of likely appeal to a variety of buyers including FTB and downsize. Contact Robert Watts to arrange YOUR VIEWING today

Offers Over £180,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 14'5" max x 12' max (4.4m max x 3.66m max)

KITCHEN DINER 15'1" x 7'2" (4.6m x 2.18m)

Modern wall and base units, work tops, sink unit, built in oven, gas hob and extractor, integrated fridge & freezer, plumbed for washing machine - useful understairs store

LANDING Access to majority boarded loft

BEDROOM 1 13'3" (4.04) x 10'5" (3.18) plus robes

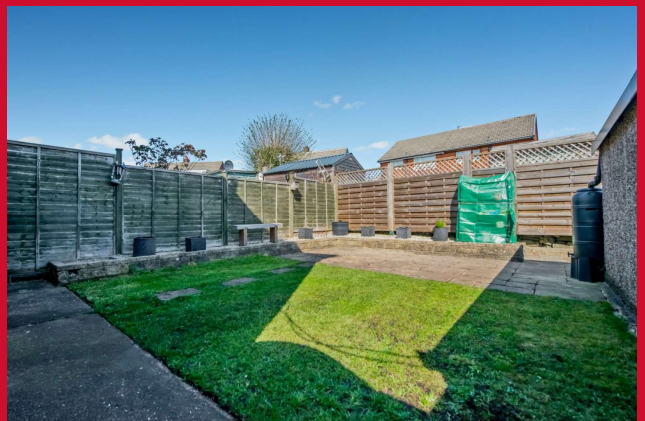
With two windows, fitted wardrobes

BEDROOM 2 10' x 8'7" (3.05m x 2.62m)

BATHROOM Three piece modern white suite incorporating shower bath, wash basin and WC

OUTSIDE Drive 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	85
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 