





## 20 Willow Crescent, Wrose, Bradford, BD2 1LR

NO CHAIN – popular style of semi detached currently providing THREE BEDROOM, TWO RECPETION ROOM family sized accommodation and forms part of the understandably sought after "Willows" in Wrose BD2. Whilst the property benefits from a new roof in recent years it is in need of general modernising throughout, offering new owners an opportunity to make their own mark and add value. Contact Robert Watts to arrange YOUR VIEWING today.

# Offers Over £200,000

1 01274 614804 E highfield@robertwatts.co.uk W robertwatts.co.uk Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

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### **COUNCIL TAX Bradford**

Band C

**TENURE** We are unable to confirm the tenure as the property is currently unregistered - please verify this information with your legal representative

### **ENTRANCE HALL**

LIVING ROOM 16'3" x 12'3" (4.95m x 3.73m)

Glazed patio doors to rear garden

DINING ROOM 10' x 7'8" (3.05m x 2.34m)

KITCHEN 12'3" x 6'8" (3.73m x 2.03m)

Selection of wall and base units, work tops, sink unit - built in oven, separate hob and extractor

LANDING Access to loft space

BEDROOM 1 12'5" (3.78) x 12'1" (3.68) both max excl robes

Fitted wardrobes

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

**Built in wardrobes** 

BEDROOM 3 9'2" x 7' (2.8m x 2.13m)

Useful store closet

**BATHROOM** Three piece suite

**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.











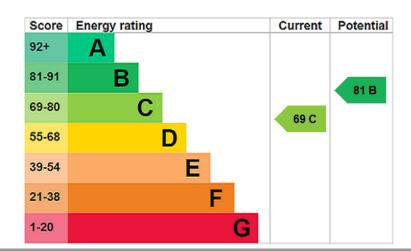








Total Area: 102.6 m<sup>2</sup> ... 1104 ft<sup>2</sup>
All measurements are approximate and for display purposes only



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