



20 Willow Crescent, Wrose, Bradford, BD2 1LR

NO CHAIN – popular style of semi detached currently providing THREE BEDROOM, TWO RECEPTION 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

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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 m² ... 1104 ft²

All measurements are approximate and for display purposes only

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

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