



22 Willow Crescent, Wrose, Bradford, BD2 1LR

Extensively refurbished in recent years, so YOU don't have to! Here we have a popular style of semi detached currently providing THREE BEDROOM well presented family sized accommodation which boasts a MODERN KITCHEN DINER over 27FT in length!! The BLOCK PAVED DRIVE, GARAGE and PLEASANT GARDENS further add to the appeal here. Forming part of the understandably sought after "Willows" in Wrose BD2 handy for both schools and amenities. Contact Robert Watts to arrange YOUR VIEWING today.

£265,000

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

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

22 Willow Crescent, Wrose, Bradford, BD2 1LR

COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL**LIVING ROOM 17'3" x 12'1" (5.26m x 3.68m)**

Patio doors to rear garden

KITCHEN DINER 27'3" (8.3) max overall x 9'8" (2.95)

Modern wall and base units, work tops, breakfast bar, Belfast style sink unit

LANDING Access to loft space

BEDROOM 1 12'8" x 12' (3.86m x 3.66m)

Useful store closet

BEDROOM 2 10'2" x 9'4" (3.1m x 2.84m)**BEDROOM 3 9'1" x 6'9" (2.77m x 2.06m)**

Useful store closet

BATHROOM Three piece modern white suite with shower bath with shower and screen over, tiled floor, fully tiled walls - additional separate WC

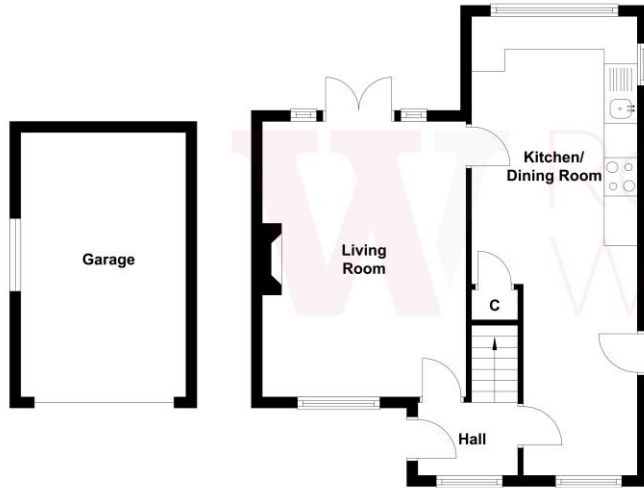
OUTSIDE Block paved drive to garage, pleasant gardens front and rear

BUYER INFORMATION If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		