



11 Willowfield Crescent, Bradford, BD2 1LJ

NO CHAIN – Extended semi-detached currently providing FOUR BEDROOM, TWO RECEPTION ROOM family sized accommodation. The INTEGRAL GARAGE, SUNROOM and MATURE GARDENS further add to the appeal here. Having been in the same family ownership for many decades “Bromfield” is ready for its next chapter with YOU! Whilst this fine example benefits from significant extensions there is ample opportunity for you to add your own mark. Forming part of this super handy location, on a restricted access street with easy access to many local amenities and multiple schools. Contact Robert Watts to arrange YOUR viewing today.

Offers in excess of £250,000

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

f [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts_](https://twitter.com/robertwatts_)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

11 Willowfield Crescent, Bradford, BD2 1LJ

COUNCIL TAX Bradford

Band C

TENURE Freehold

PROBATE SALE This property is subject to a grant of probate, exchange of contracts can't happen until the grant of probate has been issued, please contact us our your legal representative for further details.

ENTRANCE HALL

LIVING ROOM 12'8" (3.86) x 10'4" (3.15) plus bay

DINING ROOM 12'4" x 12' (3.76m x 3.66m)

LEAN-TO SUNROOM

KITCHEN 15'8" x 7'6" (4.78m x 2.29m)

Selection of wall and base units, worktops, sink unit, plumbed for dishwasher, tiled floor

REAR PORCH Guest WC off

INTEGRAL GARAGE 15'5" (4.7) x 8'6" (2.6) both approx

LANDING Access to loft space

LOFT SPACE Access via pull down ladder, good sized boarded loft space with velux and gable window

BEDROOM 1 18'7" (5.66) x 8'5" (2.57) both max

Fitted wardrobes

BEDROOM 2 11'8" x 11'3" (3.56m x 3.43m)

BEDROOM 3 11'5" x 11'2" (3.48m x 3.4m)

BEDROOM 4 8'1" x 6'4" (2.46m x 1.93m)

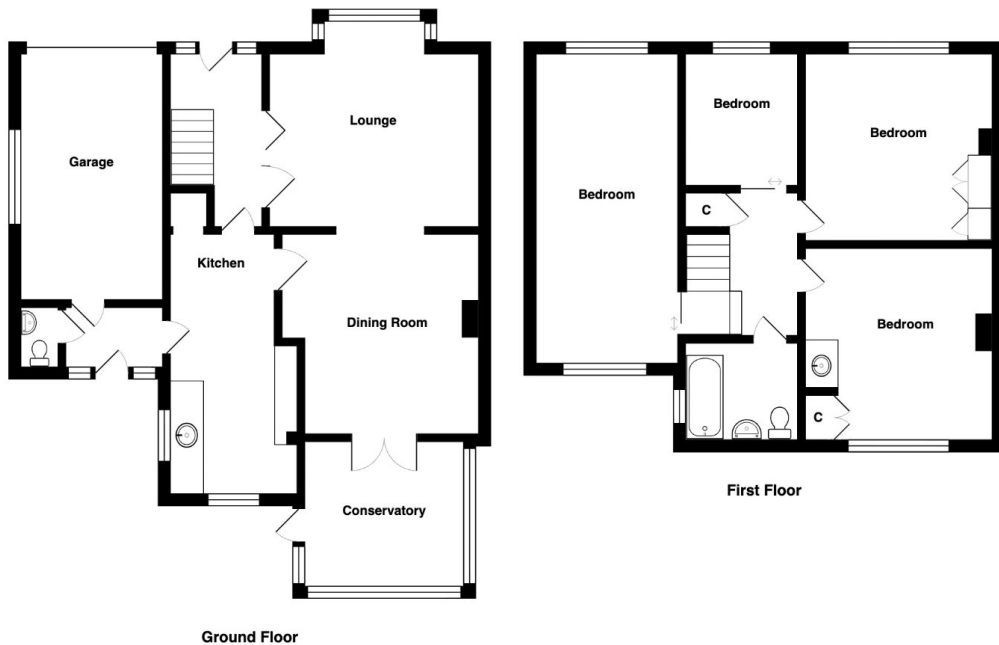
BATHROOM Three piece white suite, over bath shower and screen, fully tiled walls

OUTSIDE Good size mature garden to rear, block paved drive and garden to front

BUYER INFORMATION Please note 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.





Total Area: 124.4 m² ... 1339 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark