



7 Winscar Avenue, Clayton Heights, Bradford, BD6 3WX

**** OFFERED WITH NO CHAIN **** Situated on this popular and sought after residential area of Westwood Park is this three bedroom, three bathroom modern townhouse. We feel this would appeal to a number of buyers in particular FTB/Young Families with the versatile living accommodation on offer. Briefly comprising of a hallway, shower room, utility room and bedroom three. To the first floor there is a dining kitchen and a spacious lounge. There are two further second floor bedrooms (both with en suites). To the outside there is a lawned and patio garden along with a off street parking which leads to an integral garage.

£180,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

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ENTRANCE HALL

Storage cupboard

SHOWER ROOM

Three piece suite with shower cubicle, sink and W.C

UTILITY ROOM

Fitted wall and base units. Stainless steel sink unit and plumbing for washer. Doors leading to rear garden

BEDROOM THREE 7'11" x 8'7" (2.41m x 2.62m)

FIRST FLOOR LANDING

LOUNGE 17'5" x 14'8" (5.3m x 4.47m)

Electric fire

DINING KITCHEN 14'5" x 10' (4.4m x 3.05m)

Modern fitted kitchen with a selection of wall and base units. Stainless steel sink unit, oven and hob. Integrated dish washer and tiled splash back

SECOND FLOOR LANDING

BEDROOM ONE 12'5" x 9'3" (3.78m x 2.82m)

Fitted wardrobes

EN-SUITE SHOWER

Three piece suite with shower cubicle, sink and W.C

BEDROOM TWO 12'1" x 12'7" (3.68m x 3.84m)

Fitted wardrobes

EN-SUITE BATHROOM

Three piece suite comprising panelled bath with shower over, sink and W.C

OUTSIDE

Lawned and patio garden with off street parking which leads to integral garage

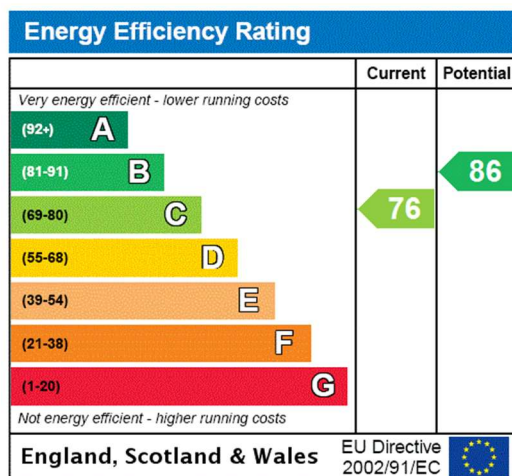
FURTHER INFORMATION

Council Tax - Band C

Tenure - Freehold

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.





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