



61 Fewston Avenue, Clayton Heights, Bradford, BD6 3WF

**** OFFERED WITH NO CHAIN ** SPACIOUS VERSATILE LIVING ACCOMMODATION **** Viewing is **STRONGLY ADVISED** for this **MODERN INNER TOWN HOUSE** situated within a cul de sac location in this highly sought after area of Clayton Heights, Westwood Park. Offering 4/5 bed accommodation over 3 floors! The ground floor offering the former garage which has been converted, additional sitting room, shower room and utility room which could become a separate living area for extended families or guests. Large lounge and good size dining kitchen occupies the first floor with a further **THREE BEDROOMS** (master ensuite) and house bathroom to the second floor. Externally there is parking to the front and pleasant gardens to the rear.

£225,000

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GROUND FLOOR

FORMER GARAGE 8'5" x 17'7" (2.57m x 5.36m)

Laminate flooring

SHOWER ROOM

Shower cubicle, sink and W.C

SITTING ROOM / BEDROOM 8'10" x 10'5" (2.7m x 3.18m)

Patio doors to the rear

UTILITY ROOM

Plumbing for washer and space for dryer. Wall and base units, sink and drainer. Door to the rear

FIRST FLOOR

LOUNGE 15'4" x 13'7" (4.67m x 4.14m)

Double doors leading to the kitchen

KITCHEN 14'7" x 18'10" (4.45m x 5.74m)

Selection of wall and base units. Worktops, 1 1/2 stainless steel sink unit. Oven, hob, extractor and dish washer

SECOND FLOOR

LANDING

Loft access

MASTER BEDROOM 11'3" x 12'1" (3.43m x 3.68m)

EN-SUITE

Corner shower cubicle, vanity style sink and W.C

BEDROOM TWO 8'5" x 10'10" (2.57m x 3.3m)

BEDROOM THREE 11'3" (3.43) max x 6'6" (1.98) into recess

Store cupboard

BATHROOM

Three piece white suite

OUTSIDE

Parking to the front and good size garden to the rear

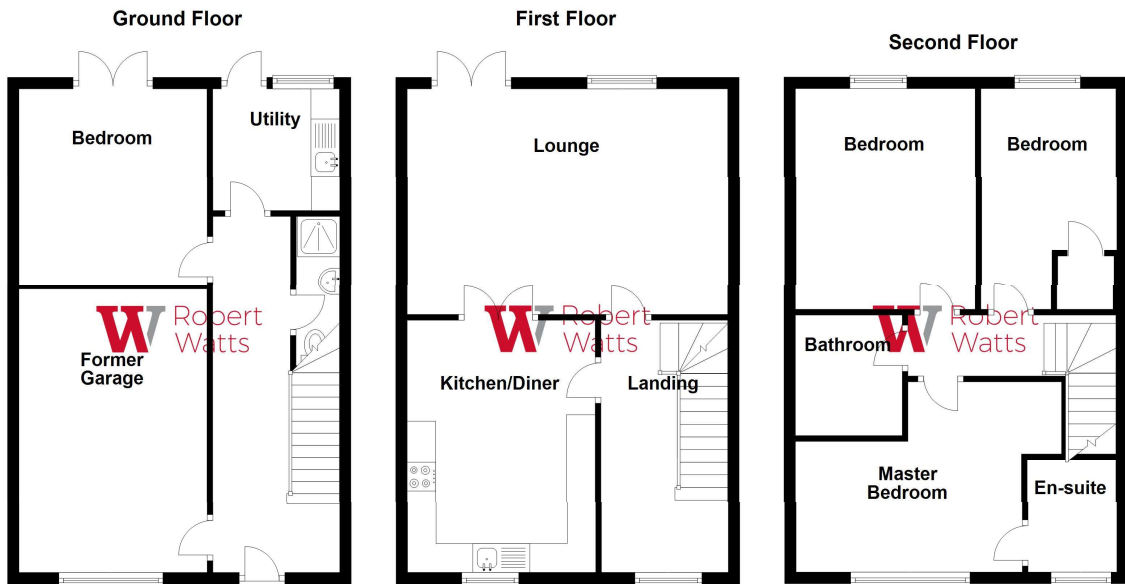
FURTHER INFORMATION

Council Tax - Band D

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.





Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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