



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

**** STUNNING MODERN MID TOWN HOUSE ** IDEAL FOR YOUNG FAMILIES AND SIMPLY MUST BE VIEWED **** Situated within a cul de sac location in this HIGHLY SOUGHT AFTER area of Westwood Park, Clayton Heights, ideal for many amenities and commute to Bradford and Halifax. The property has been well cared for throughout with many improvements over recent years to include a new kitchen. The versatile living arrangements over three floors briefly comprise: entrance hallway, integral garage, bedroom four, shower room and utility with access to the gardens. Large dining kitchen and lounge with impressive media wall to the first floor, three bedrooms, one with En-suite and house bathroom to the 2nd floor all with a nice outlook. Pleasant gardens to the rear and driveway to the front.

£247,000

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

f RWEstateAgents **t** @robertwatts_

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ENTRANCE HALLWAY Inviting entrance hallway with laminate flooring and open stairs to the first floor.

BEDROOM FOUR 10'7" x 8'10" (3.23m x 2.7m)

Currently utilised as guestroom/home office with laminate flooring and patio doors leading to the rear gardens.

UTILITY ROOM 6'10" x 4'8" (2.08m x 1.42m)

Selection of base units, worktop, sink and drainer, plumbing for washer and space for dryer. Door leading to the rear gardens.

SHOWER ROOM Cubicle, sink and w/c

GARAGE 17'5" x 8'10" (5.3m x 2.7m)

Integral garage with internal and external access. Some neighbouring properties have converted this space to additional living accommodation.

FIRST FLOOR landing area with open stairs to 2nd floor

LOUNGE 15'4" x 13'5" (4.67m x 4.1m)

Lovely reception room with full span of the room Media wall, Juliette balcony and French doors open through to the dining kitchen

DINING KITCHEN 14'8" x 8'9" (4.47m x 2.67m)

Fitted 2022 with a wide selection of wall and base units, worktops with sink and drainer, granite worktops, induction hob, oven and extractor. Free standing dishwasher, fridge and freezer are not included in sale. These may be available on separate negotiations.

SECOND FLOOR

MASTER BEDROOM 9'6" x 13'8" (2.9m x 4.17m)

Good size master bedroom

EN-SUITE Modern suite with corner shower cubicle, vanity style sink and w/c

BEDROOM TWO 9'7" x 10'8" (2.92m x 3.25m)

BEDROOM THREE 10'8" x 6'7" (3.25m x 2m)

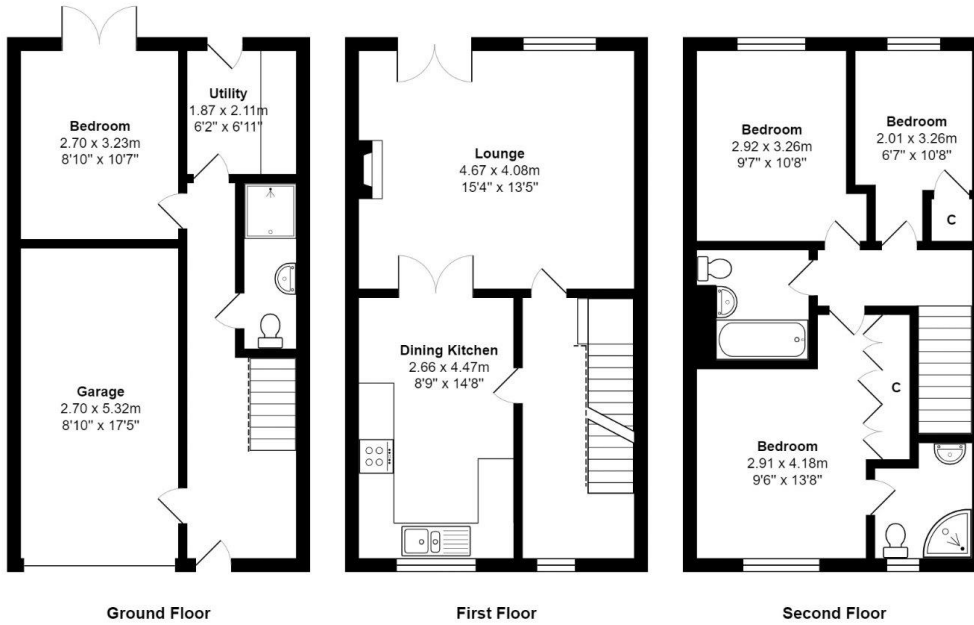
Built in store cupboard

FAMILY BATHROOM Contemporary white suite with shower over, vanity style sink and w/c

OUTSIDE Parking to the front. Lovely enclosed landscape garden to the rear, low maintenance with glass balustrade leading to large seating area.

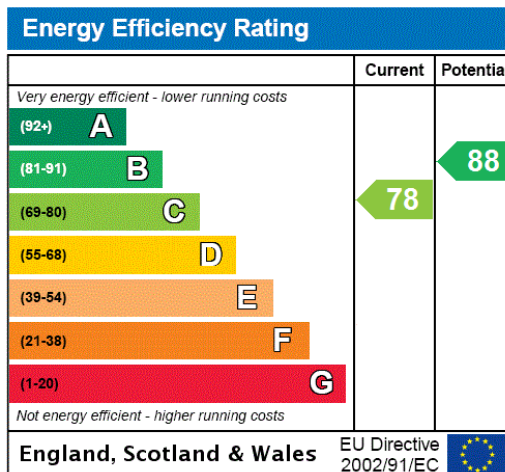
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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: 123.6 m² ... 1330 ft²

All measurements are approximate and for display purposes only



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