



## **Apartment 26, Westwood Hall, Peregrine Way, Clayton Heights, Bradford,**

**\*\* \* LOVELY GROUND FLOOR APARTMENT \*\* RECENTLY FITTED QUALITY KITCHEN AND BATHROOM \*\* PLEASANT WESTWOOD PARK COMPLEX \*\*** Offered with NO CHAIN is this eye catching apartment of which the current owners have made many improvements over the recent years. Currently providing TWO DOUBLE BEDROOMS being further enhanced with open plan living area, modern kitchen and patio doors leading to seating area overlooking communal gardens. Approach via private residents only driveway, surrounded by mature trees giving a woodland feel along with phone entry system offering residents 24 hour peace of mind. We feel this will appeal to all variety of buyers and strongly urge early arrangement of viewing.

**£100,000**

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# Apartment 26, Westwood Hall, Peregrine Way, Clayton Heights,

**LEASEHOLD** N.B. Our client has advised us that this property is leasehold, this information should be verified by your solicitor prior to proceeding with any purchase. Additional management charges / ground rent may be payable. Please contact the office for any further details.

## **COMMUNAL ENTRANCE**

Via gated access leading to large car park and visitor parking. Intercom links

## **HALLWAY**

Store cupboard off communal hall with plumbing for washer and heating system

## **LIVING AREA 16'4" x 14'10" (4.98m x 4.52m)**

Tastefully decorated with part laminate and part carpeted flooring. Patio doors to small patio and communal gardens

**KITCHEN** Recently fitted kitchen with a selection of wall and base units, worktops with splashback incorporating breakfast table seating area. Sink and drainer. Built in eye level oven, microwave oven, induction hob and extractor. Fridge freezer

## **BEDROOM ONE 13'11" x 8'11" (4.24m x 2.72m)**

## **BEDROOM TWO 10'2" x 10' (3.1m x 3.05m)**

## **BATHROOM**

Recently fitted bathroom suite with shower over shaped bath and screen. Vanity style sink and W.C. Fully tiled

## **OUTSIDE**

Communal gardens and parking

## **FURTHER INFORMATION**

Council Tax - Band B

Tenure - Leasehold

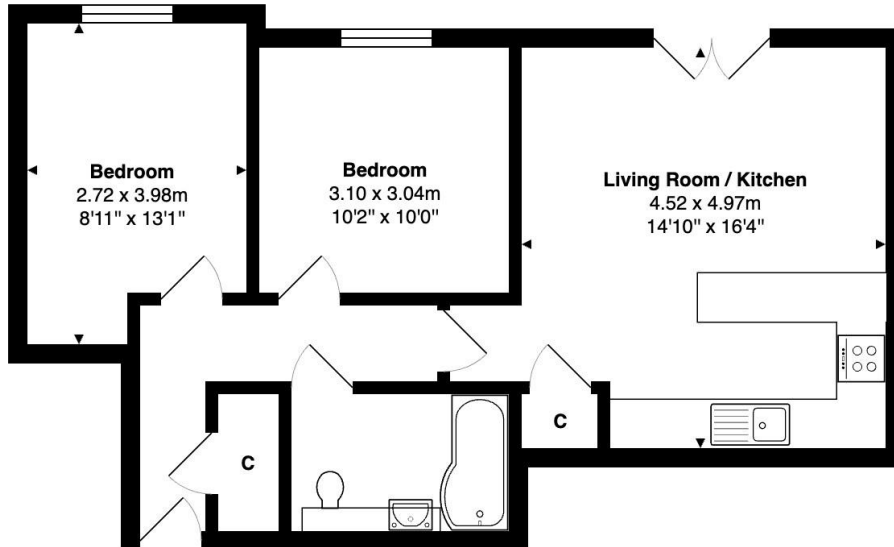
## **MORTGAGES**

We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

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: 56.7 m<sup>2</sup> ... 610 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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