



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

* OFFERED WITH NO CHAIN ** Situated on this popular and sought after residential area of Westwood Park, WITH SUPERB CUL DE SAC POSITION is this MODERN END TOWN HOUSE OFFERING ACCOMMODATION OVER THREE FLOORS. We feel this property would appeal to a range of buyers in particular FTB/Young Families with the versatile living accommodation on offer and the THREE BEDROOMS with THREE BATH/SOWER ROOMS.

Briefly comprising of entrance hallway, shower room, utility room and bedroom three.

To the first floor there is a modern kitchen and a spacious lounge/dining area. There are two further second floor bedrooms (one with en suite) and house bathroom. To the outside is an open aspect lawned garden to the front with drive leading to integral garage and a private sun filled enclosed garden to the rear providing an attractive outdoor space.

£225,000

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GROUND FLOOR

Some neighbouring houses have re-configured this area into larger living accommodation

ENTRANCE HALL

Stairs leading to the first floor

BEDROOM THREE 8' x 9'4" (2.44m x 2.84m)

UTILITY ROOM 6'3" x 5'8" (1.9m x 1.73m)

Plumbing for washer and space for dryer, sink and drainer. Door leading to the rear garden

SHOWER ROOM

Shower cubicle, sink and w/c

FIRST FLOOR

LOUNGE/DINING AREA 14'7" (4.45) max x 16'10" (5.13) max

Lovely size reception room with engineered oak flooring and two windows.

KITCHEN 8'7" x 8'2" (2.62m x 2.5m)

Modern Kitchen with a selection of wall and base units, worktops, sink and drainer, Oven, hob and extractor. Integrated Fridge freezer, microwave and dishwasher

SECOND FLOOR

BEDROOM ONE 12'7" x 8'8" (3.84m x 2.64m)

With pleasant outlook, fitted wardrobes and ensuite facilities

EN-SUITE

Corner shower cubicle, sink and w/c

BEDROOM TWO 14'7" x 9'10" (4.45m x 3m)

Fitted wardrobes and store cupboards

FAMILY BATHROOM

Three piece white suite

OUTSIDE

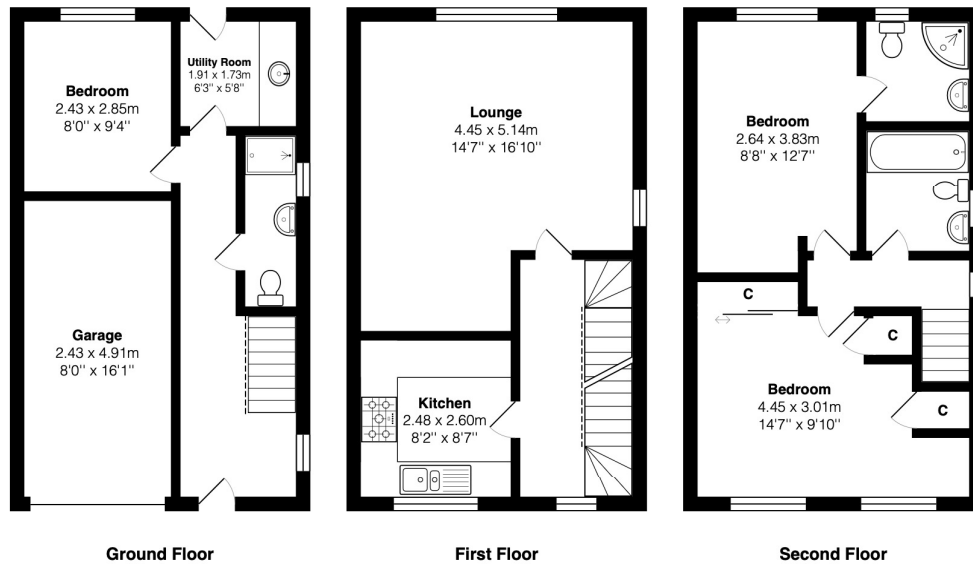
Drive leading to integral garage (16'1" x 8'0") and lawned area. Good size enclosed rear gardens with decked seating area, lawn and mature shrubs

BUYER DISCLAIMER

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: 107.1 m² ... 1152 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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