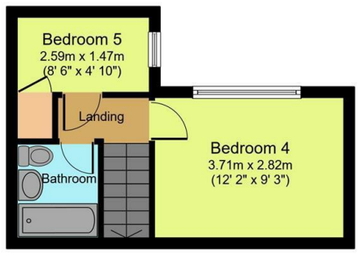
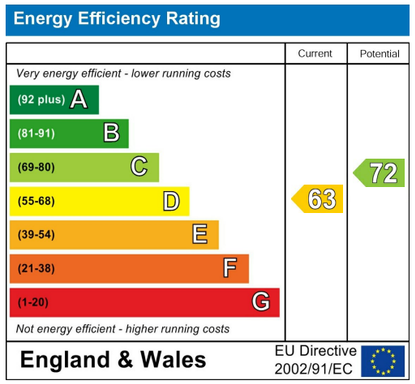
**Ground Floor**




**First Floor**

Created using Vision Publisher™



## Viewing arrangements

Strictly by appointment through WW Estates
01274 627444
sales@wwestateagents.com

## Directions

See Mapping.

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

# Westfield Lane, Shipley, BD18 1LY
# Offers In The Region Of £495,000

# Westfield Lane, Shipley, BD18 1LY

2 5 3

** 5 BEDROOMS ** DETACHED FAMILY HOME ** SUBSTANTIAL PLOT ** SUPERB POTENTIAL ** NO ONWARD CHAIN ** POTENTIAL FOR DEVELOPMENT ** This impressive detached dormer bungalow presents an exceptional opportunity for those seeking a spacious family home with potential for further development, subject to planning permission. Offered to the market with no onward chain, this property boasts a generous layout and is set on a substantial plot, making it a rare find.

Upon entering, you are greeted by a large entrance hall, currently utilised as a dining space, which leads seamlessly to the various rooms within the home. The expansive open-plan lounge through diner is perfect for both relaxation and entertaining, naturally lit with windows to front and rear featuring two stunning stained glass windows. The well-appointed kitchen includes wall and base units, space and plumbing for appliances, a sink and drainer and window and door to rear. The ground floor also features a main bedroom complete with an en-suite bathroom with a four piece suite and a walk-in wardrobe, alongside a second double bedroom and an additional double bedroom, providing ample accommodation for family and guests.

Venturing to the first floor, you will discover a large double bedroom that offers delightful views of the garden, a single bedroom with built-in storage, and a family bathroom with a bath, w/c and wash hand basing.

Externally, the property is surrounded by beautifully maintained lawns and mature gardens, creating a tranquil setting. The rear garden features a raised patio seating area, and a utility outhouse with plumbing for a washing machine. Gardens to front, sides and the rear, mainly laid to lawn with mature hedge With parking available for multiple vehicles and a large double garage, this home caters to all your practical needs.

The property offers superb potential for further development with such a substantial plot and further extension S.T.P.P.

**Train**
your text here

**Primary School**
your text here

**Secondary School**
your text here

## Fixtures & fittings

Substantial 5 Bedroom Detached Property Sat On A Generous Plot Offering Superb Development Potential Subject To Planning Permissions.

## Rating authority

Borough Council Tax Band

## Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Financial Ltd, who are authorised and regulated by the Financial Conduct Authority.

## Tenure

Freehold