



£224,950

\*THREE BEDROOMS\* \*EXTENDED\* \*GARDEN ROOM\* \*IMMACULATELY PRESENTED\* \*MODERN KITCHEN & BATHROOMS\* \*IDEAL FOR FAMILIES OR FIRST TIME BUYERS\* \*GARDEN\* \*DRIVEWAY PARKING\* \*LONG DISTANCE VIEWS\* \*QUIET CUL-DE-SAC\*

Townend Estate Agents offer for sale this immaculately presented EXTENDED semi-detached house on the charming cul-de-sac of Westfield Grove. An ideal opportunity for first-time buyers and families alike, close to all the amenities of Wrose, including the excellent Low Ash Primary school. The property boasts three well-proportioned bedrooms, providing ample space for comfortable living. The inviting reception room serves as a perfect gathering space, while the modern kitchen is designed to meet the needs of contemporary living, making meal preparation a delight. One of the standout features of this home is the delightful garden room, perfect as a 'man cave'/bar/workspace/gym depending on the purchasers needs. Additionally, the property includes parking for two vehicles, ensuring convenience for residents and guests. The extended layout of the house enhances its appeal, providing extra room for a growing family or those who appreciate a bit more space. This lovely home is not only well-situated in a friendly neighbourhood but also offers a blend of modern amenities and comfortable living. It truly represents a wonderful opportunity to create lasting memories in a delightful setting.

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## Westfield Grove, BD18

Approximate Gross Internal Area = 89.6 sq m / 965 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1217589)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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