



Fixed Asking Price £247,000

THREE/FOUR BEDROOMS *LOFT CONVERSION* *WELL PRESENTED* *FAMILY HOME* *OVERLOOKING FIELDS* *GARAGE & DRIVEWAY PARKING* *ENCLOSED GARDEN* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *RECENTLY MODERNISED* *UNDER HOUSE STORAGE*

Townend Estate Agents offer for sale this THREE/FOUR BEDROOM semi-detached bungalow. Located on the ever popular Westfield Lane, providing a semi-rural feel to the property, overlooking open fields to the rear. Within close proximity to the villages of Wrose & Idle, ideal for a variety of amenities, including excellent local schools, perfect for families! Having been significantly modernised throughout by the current owners, this property provides 'walk in' accommodation for the discerning viewer. With a fantastic loft conversion, currently used as the master bedroom with en-suite and home office, this fantastic space could easily be reconfigured to make a fourth bedroom. With recently fitted boiler (5 years), new flooring throughout, new kitchen & bathroom (4 years), new composite doors (3 years), new fencing, large integral garage and spacious under house storage, which could be used as additional living space/bedrooms (subject to planning) this isn't one to be missed!

The property comprises briefly: Entrance, Lounge with gas stove and feature brick fireplace, recently fitted modern Kitchen fitted with a range of base & wall units, two ground floor bedrooms and modern house bathroom. Upstairs is the incredibly spacious master bedroom with en-suite shower room and office space, easily reconfigured to make a fourth bedroom depending on the purchasers needs. Integral garage and under house storage, which could be converted to create additional living space/bedrooms (subject to planning). Enclosed garden and driveway parking to the rear.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Westfield Lane, BD18

Approximate Gross Internal Area = 163.7 sq m / 1762 sq ft (Including Garage)



Lower Ground Floor

Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansuk.com © (10932932)



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 ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		76			86
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		