



£160,000

THREE BEDROOMS *FANTASTIC GARDEN* *SCOPE TO EXTEND* *FAMILY HOME* *POPULAR LOCATION* *IDEALLY PLACED FOR LOCAL SCHOOLS & AMENITIES* *AMPLE DRIVEWAY PARKING*

Townend Estate Agents offer for sale this delightful semi-detached house presenting an excellent opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms, this property is designed to accommodate the needs of modern family life. One of the standout features of this property is the generous rear garden, which provides ample outdoor space for children to play, family gatherings, or simply enjoying the fresh air. The garden also offers exciting potential for those looking to extend the property, allowing you to create your dream living space tailored to your family's needs (subject to planning consents). Parking is a breeze with space available for up to four vehicles, making it ideal for families with multiple cars or for hosting visitors. The fantastic location of this home ensures that you are well-connected to local amenities, schools, and transport links, making daily life convenient and enjoyable. In summary, this semi-detached house on Westfield Lane is a wonderful opportunity for families looking for a spacious and adaptable home in a desirable area. With its ample parking, expansive garden, and potential for extension, this property is not to be missed.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Townend Estate Agents
19 The Green, Idle, Bradford. BD10 9PT • Telephone: (01274) 610 284
104 Town Street, Horsforth. LS18 4AH • Telephone: (01135) 321 000

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