



£275,000

NO CHAIN *INVESTMENT PROPERTY SOLD WITH TENANT IN SITU* *FOUR DOUBLE BEDROOMS* *EXTENDED* *OCCASIONAL LOFT SPACE* *TWO RECEPTION ROOMS* *DRIVEWAY PARKING & GARDENS* *WELL PRESENTED THROUGHOUT* *USEFUL UTILITY ROOM* *QUIET CUL-DE-SAC LOCATION*

Nestled in the charming cul-de-sac of Westfield Grove, Wrose, this well-presented extended semi-detached family home offers a perfect blend of comfort and practicality, with no onward chain. With four spacious bedrooms, this property is ideal for families seeking room to grow. The two reception rooms provide ample space for relaxation and entertaining, ensuring that family gatherings and social events can be enjoyed in style. The property boasts THREE well-appointed bathrooms, making morning routines a breeze for busy households. A useful utility room adds to the convenience, providing extra space for laundry and storage. Additionally, the occasional loft room presents a versatile area that can be transformed into a study or used for additional storage, catering to your specific needs.

Outside, the property features a garden along with driveway parking accommodating parking for two vehicles, ensuring that you and your guests have easy access. This delightful home in Wrose offers both comfort and functionality in a desirable location. Whether you are looking to settle down or invest, this property is a wonderful opportunity that should not be missed.

Ask us about....

AUCTION

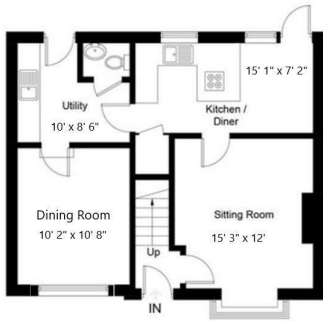
CONVEYANCING

MORTGAGES

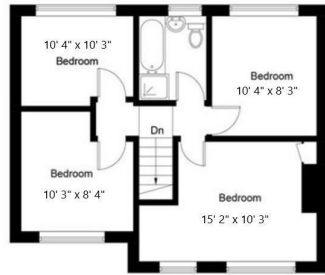
SURVEYS

Westfield Grove, BD18

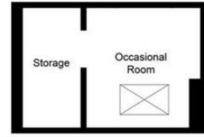
Approximate Gross Internal Area = 117 sq m / 1259 sq ft
(Including Garage)



Ground Floor



First Floor



Second Floor



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		