



**£500,000**

**\*NO CHAIN\* \*ONCE IN A LIFETIME OPPORTUNITY\* \*HUGE PLOT SIZE\* \*PERFECT FOR FURTHER DEVELOPMENT\* \*EXTENSIVE 650FT GARDENS\* \*SPECTACULAR VIEWS\* \*TWO BEDROOM DETACHED BUNGALOW\* \*AMPLE PARKING\* \*CARAVAN /ANNEX INCLUDED\***

Townend Estate Agents are delighted to present this once in a lifetime opportunity to acquire a truly splendid plot, in a most enviable location. Nestled on ever popular Westfield Lane, this detached bungalow offers a unique opportunity that is not to be missed.

One of the standout features of this property is the vast garden plot extending to approximately 650ft, providing ample space for outdoor activities, gardening, or even potential development. Imagine waking up to the picturesque views of the Aire Valley right from your doorstep.

Parking will never be an issue with the capacity for up to 6 vehicles, ensuring convenience for both residents and guests. Additionally, the inclusion of an existing caravan opens up possibilities for guest accommodation, a home office, or even a creative studio.

Whether you are looking to settle in a peaceful neighbourhood or explore the development potential of this property, the options are endless. Don't miss out on this once-in-a-lifetime chance to own acquire breathtaking views and endless possibilities.

The property comprises briefly: Entrance hall, Lounge, Dining Room, Kitchen, Conservatory offering fantastic long distance views, two bedrooms and the house bathroom. Externally are the impressive gardens, stretching to approximately 650ft in length, with huge potential for further development. This isn't one to be missed!

Ask us about....



### Westfield Lane, BD10

Approximate Gross Internal Area = 105.7 sq m / 1138 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1126903)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		82	63
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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

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 OR 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.

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