



£275,000

NO CHAIN *THREE/FOUR BEDROOMS* *THREE RECEPTIONS* *QUIET CUL-DE-SAC LOCATION* *IDEAL FOR FAMILIES* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *EXTENDED OVER TWO FLOORS* *DRIVEWAY PARKING & GARAGE* *MODERN BATHROOMS* *LONG DISTANCE VIEWS*

Nestled in the charming cul-de-sac of Westfield Grove, Wrose, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, including a master bedroom complete with an en suite bathroom and a dressing room, this property is ideal for families seeking both space and convenience. The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining. An occasional fourth bedroom presents a versatile option, perfect for children or as a playroom, catering to the needs of a growing family. The property has been thoughtfully extended over two stories, enhancing its living space and functionality. Natural light floods the sun room, which features two Velux windows, creating a bright and airy atmosphere that is perfect for enjoying quiet moments or family gatherings. The modern bathrooms are designed with contemporary finishes, ensuring a stylish and comfortable experience.

Westfield Grove is a peaceful neighbourhood, making it an excellent choice for families and professionals alike. This semi-detached house is not just a home; it is a lifestyle choice that combines modern amenities with a welcoming environment. Don't miss the opportunity to make this wonderful property your own.

Ask us about....

AUCTION

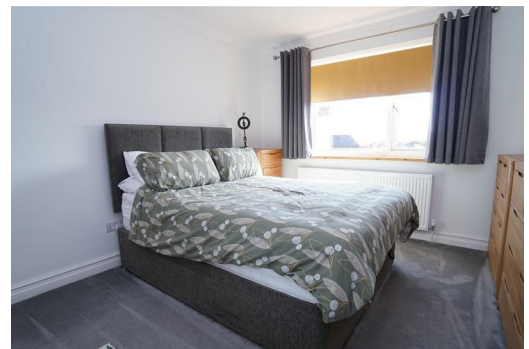
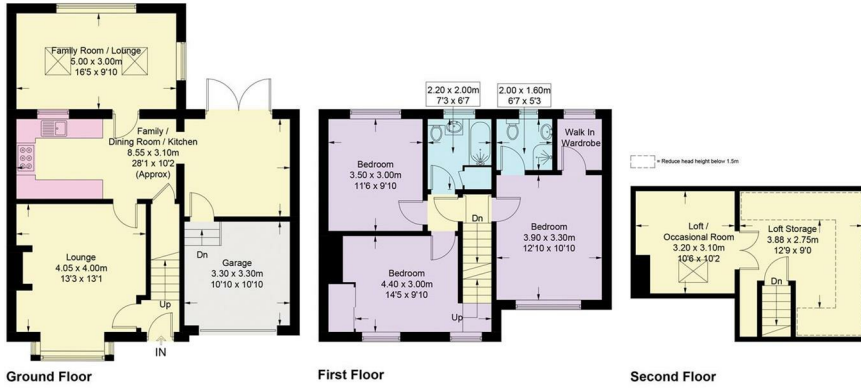
CONVEYANCING

MORTGAGES

SURVEYS

Westfield Grove, BD18

Approximate Gross Internal Area = 155.9 sq m / 1678 sq ft
(Including Garage)



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		