



**Asking Price £499,950**

\*FIVE BEDROOMS\* \*DETACHED\* \*PART EXCHANGED INVITED\* \*CIRCA 2,000 SQ FT OVER THREE FLOORS\* \*FANTASTIC SMALL DEVELOPMENT\* \*FAMILY HOMES\* \*POPULAR DEVELOPMENT\* \*BI-FOLD DOORS\* \*TOP SPECIFICATION THROUGHOUT\*

Townend Estate Agents offer for sale this SUPERIOR FIVE BEDROOM DETACHED PROPERTY. Located on the ever popular Westfield Lane, with open fields and Idle Moor close by, giving the area a semi-rural feel. Within close proximity to the amenities of Idle, Wrose and just a short drive from Apperley Bridge with its marina, train station, canal & riverside walks along with the excellent Woodhouse Grove school. Ideal for the growing family! Planned over three floors, offering around 2,000 sqft of accommodation. Fantastic attention to detail throughout, UNDERFLOOR HEATING TO GROUND FLOOR, with five double bedrooms, two luxury en-suite bathrooms, generously sized garden, integral garage, high spec 19ft kitchen-diner, bi-fold doors, separate utility room, top the family bathroom and ample driveway parking. 10 year LABC warranty, don't miss out on these special new homes!

The properties comprise briefly: Fantastic open plan dining, kitchen with feature island, granite worktops and integrated appliances through to Utility Room. With stunning bi-fold doors leading to rear garden, creating a light flooded entertaining space. Spacious reception hall, generously sized living room, Cloaks WC.

To the first floor is the master bedroom with luxury en-suite bathroom. Bedroom two, three and four are all double bedrooms and are well served by the contemporary house bathroom with a three piece suite.

To the second floor is bedroom five, the large principal suite, with 2 Velux windows, with stunning en-suite shower room and dressing room/walk in wardrobe/study area.

Externally to the rear is a good sized garden, with integral garage and driveway parking to the front.

Stock internal photos have been used from neighbouring plots.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

**Moorview Villas, BD18**

Approximate Gross Internal Area (Including Garage)  
192.4 sq m / 2071 sq ft

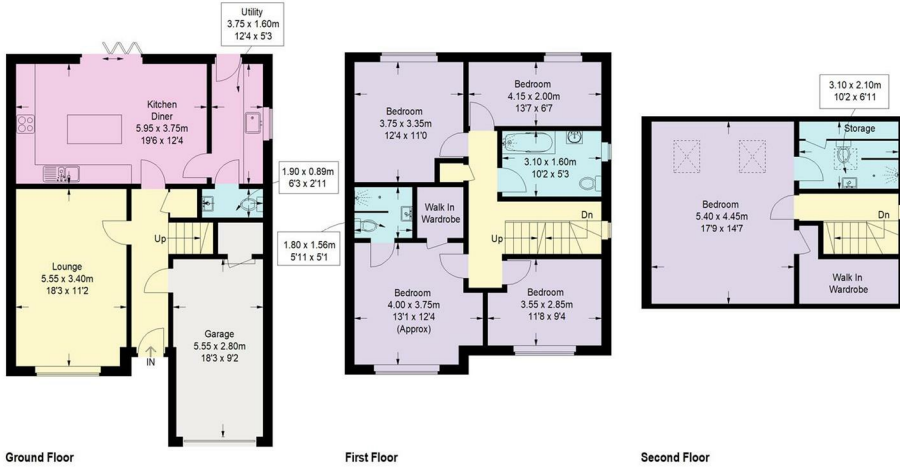


Illustration for identification purposes only, measurements are approximate, not to scale.  
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These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
<b>B</b>		<b>B</b>	
<b>C</b>		<b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC