



33 Westfield Lane, Wrose, Shipley, BD18 1LY

Delightfully situated within a popular residential location is a beautifully presented four bedroom semi detached family home recently renovated throughout and extensively extended on the ground floor.

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33 Westfield Lane, Wrose, Shipley, West Yorkshire, BD18 1LY

Bradford 3 miles, Skipton 18 miles, Leeds 13 miles (all distances estimate)

Offers Over: £300,000

- Semi detached family home
- Four bedrooms
- Recently renovated throughout
- Beautifully presented
- Attractive garden and driveway
- Popular residential location



General remarks

Delightfully situated within a popular residential location is a beautifully presented four bedroom semi detached home offering its living accommodation planned over two floors. The property is superbly presented throughout and includes quality modern kitchen and bathroom facilities together with gas central heating and uPVC double glazing. The property has recently been renovated and extended offering flexible and versatile living accommodation and an internal inspection is fully recommended. Situated in a well regarded and ever popular residential neighbourhood of Wrose expect the property to quickly gain interest.

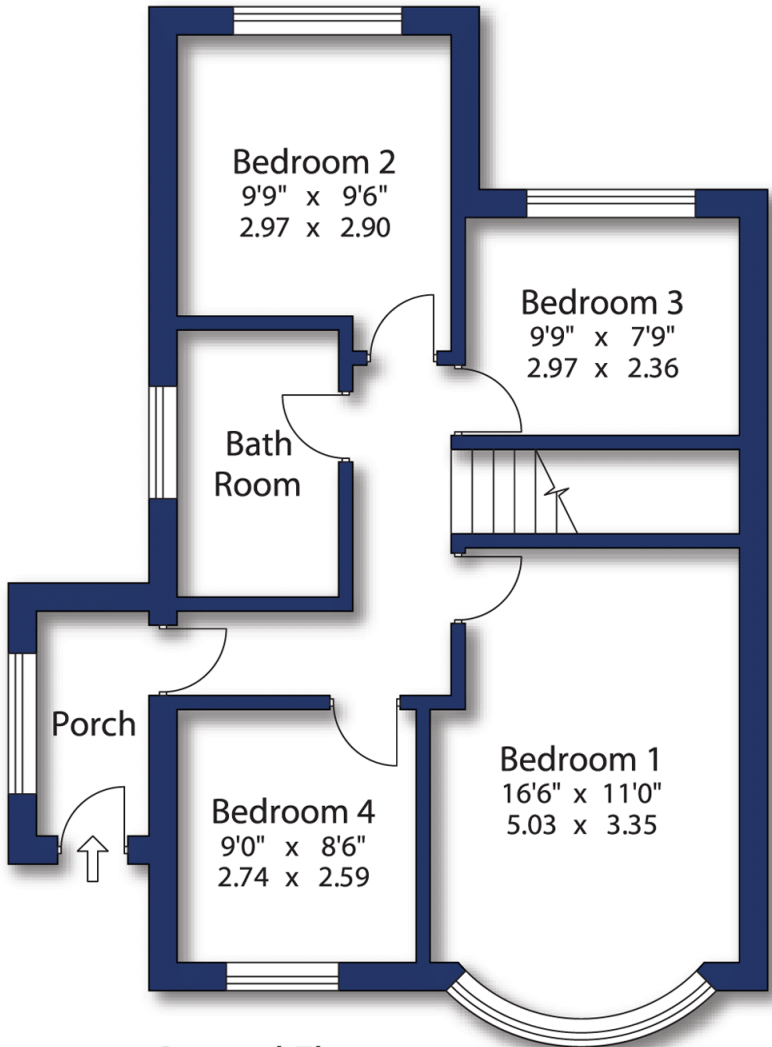
The accommodation briefly comprises of a porch leading to reception hallway giving access to, the modernised stylish house bathroom, good sized master bedroom and three further bedrooms. A staircase leads to the lower ground floor opening on to a large comfortable living kitchen with a high standard modern

fitted kitchen, dining area and lounge space with bifold doors to the rear garden. Externally at the rear there is a large stone paved entertaining area and paved driveway accessed via a private lane to the rear of the properties. At the front is a low maintenance garden giving access from Westfield Lane itself, the vendors are in the process of landscaping the front garden which will be completed as part of the sale.

The property is located within a highly regarded residential area which is within close proximity to Wrose centre. Wrose village offers its residents an array of good quality amenities and well respected primary and secondary schools nearby. Shipley town is approximately one mile distant offering superb commuter links to the immediate local area as well as a train service which commutes daily to the cities of Leeds and Bradford.



Lower Ground Floor



Ground Floor

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Mortgage
Advice Bureau

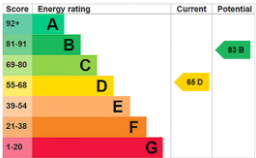
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Contact us



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Directions

Approaching Wrose from Shipley continue up Carr Lane and continue along Wrose oad in the direction of Five Lane Ends. Turn left on to Westfield Lane and the property will be on the right hand side.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- Driveway parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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