



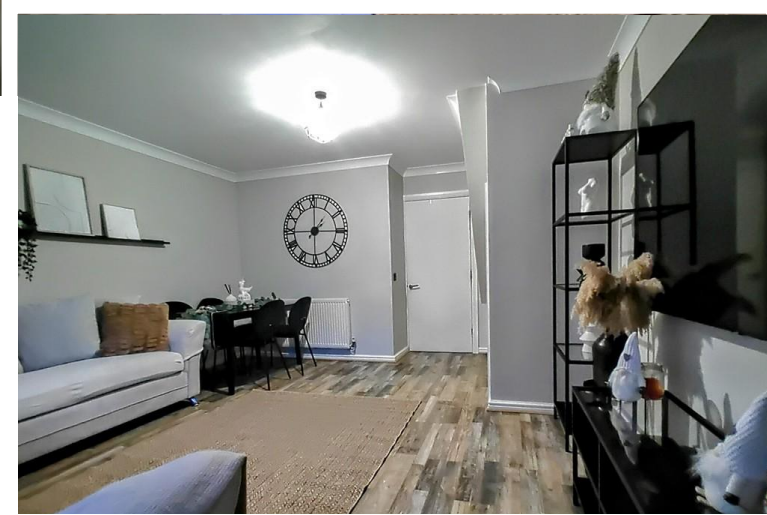
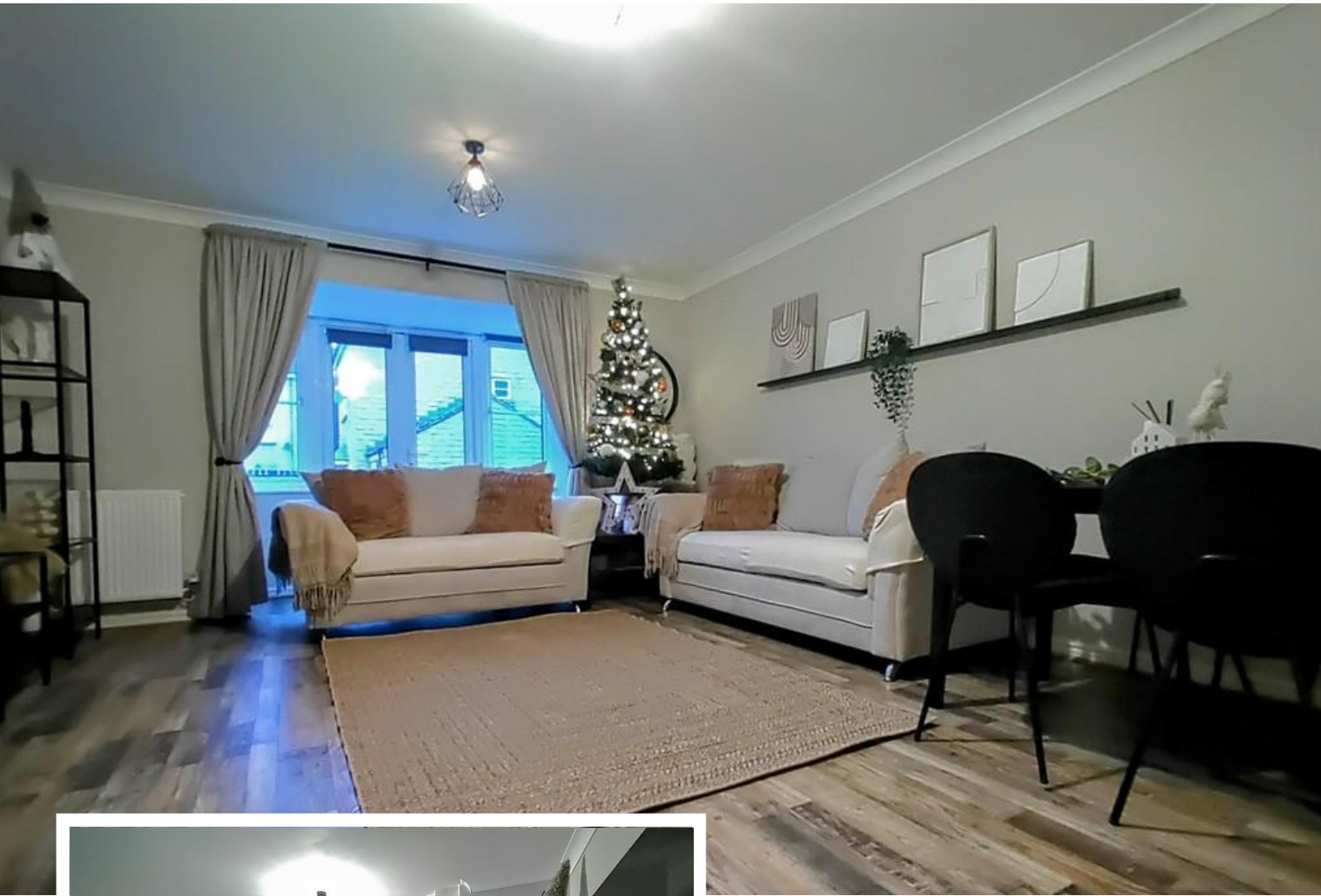
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25 Fewston Avenue

- IDEAL FAMILY HOME
- *VIDEO TOUR*
- 3/4 BED
- CUL-DE-SAC LOCATION

Offers Over £210,000
EPC Rating 'D'





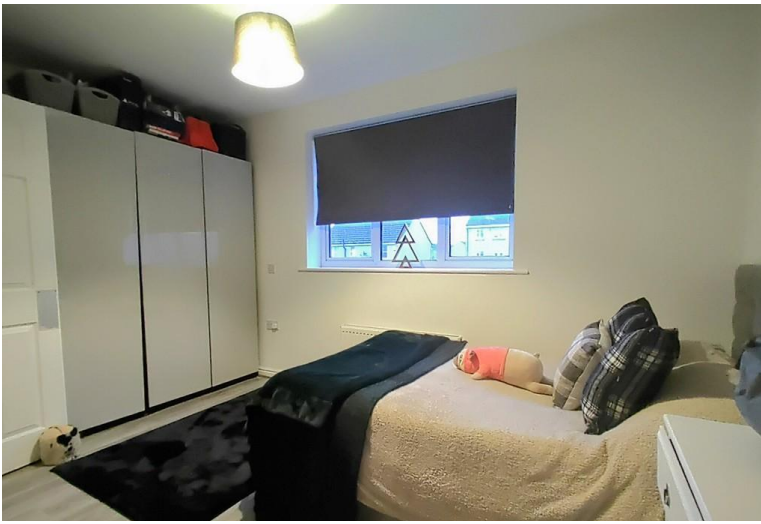
Property Description

DESCRIPTION

Nestled in the heart of a quiet cul-de-sac in the much sought after Westwood Park, is this 3 bedroom mews property which benefits from an occasional bedroom/ study, separate garage, recently renovated kitchen, bathroom and shower room, detached garage and large driveway. The kitchen has been opened up to allow extra floorspace and is fitted with high end cabinets, granite worktops and matching floor tiles.

Spanning approximately ?? square feet, this home features a well-proportioned reception room, which comfortably accommodates a 3 piece suit as well as a dining table and chairs. This space serves as an ideal space for relaxation or entertaining guests. The three double bedrooms are thoughtfully designed, providing ample space for rest and personalisation. With the added benefit of an occasional room that comfortably fits a single bed, draws and wardrobe. The bathroom is a modern three piece suite with a freestanding bath and floor tap and shower over bath, with tiled walls and floor.

If you drive, this lovely home offers further features



with a driveway to the side for two cars. Commuting could not be easier with close access to the M62 Motorway Network, Low Moor and Bradford Train Stations, allowing access to surrounding towns and cities.

The property is situated in a friendly neighbourhood, making it an excellent choice for families or first-time buyers. With local amenities, schools, and parks within easy reach, residents can enjoy the convenience of urban living while still appreciating the tranquillity of the area.

Whether you are looking to invest or find your perfect residence, this property is sure to impress. Make sure to view the video tour online to get a real feeling of how well presented and fresh this home really is.

Don't miss the chance to make this lovely house your new home by contacting us to book a viewing today.



KITCHEN

Fitted with cream gloss cabinets including pan drawers, base and wall units, this kitchen also benefits from a premium diamond quartz worktop with matching large, square floor tiles. The walls are Victorian cream tiles which compliment the cabinets beautifully. The kitchen also benefits from an integrated fridge and dishwasher. There is a stainless steel under counter basin with a high end spring pull out tap.



The kitchen was opened up in 2020 to allow more floor space and the downstairs WC removed to create a utility room which currently hosts a washing machine, dryer and cleaning appliances. Making this space perfect for a growing family.

LIVING/DINING ROOM

The main reception room is spacious enough to host a 3 piece suite and dining table. It is beautifully decorated and features oak flooring and newly painted beige walls. The bay French doors lead to a decked patio area and a large garden.

BEDROOM 1

First floor double bedroom at the top of the stairs facing onto the back garden. Newly painted with grey laminate flooring.

BEDROOM 2

First floor double bedroom with two windows facing the cul-de-sac. White walls and light grey carpet.

FAMILY BATHROOM

3 piece suite featuring a freestanding bath and waterfall tap and shower. The bathroom has slate grey half walled and floor tiling.

BEDROOM 3

Second floor double bedroom with high fitting





wardrobes and a large cupboard for storage. Freshly painted white walls and grey laminate flooring.

OCCASIONAL ROOM

When built, the top floor was 1 large bedroom and ensuite which the current owners have since created a 4th room which is currently used as a bedroom. It is large enough to accommodate a single bed, drawers and a wardrobe. This room has a Velux window, ceiling light and electric points.

SHOWER ROOM

Newly fitted quadrant shower, sink and toilet with 2 Velux windows and towel heater.

HALLWAY AND STAIRS

Newly decorated and carpeted, the hallway is open plan and acts as a central point to all rooms.

BACK GARDEN

Private and enclosed with the benefits of having access due to the property being an end Mews. The posts have been recently replaced.

FRONT EXTERIOR

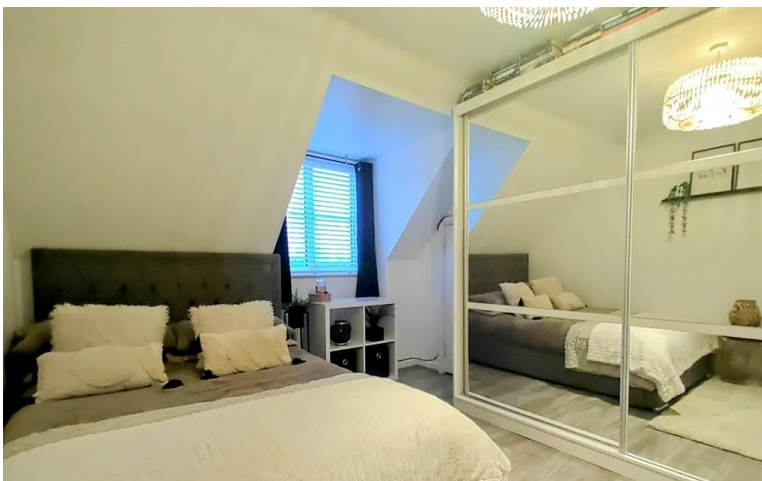
This property boasts the longest drive on the cul-de-sac which has enough space for 2-3 cars. There is a detached garage which fits a small to medium car comfortably. The front of the house is paved and has a newly landscaped lawn which has been raised and levelled. Access to the back garden is via a side gate.



DIRECTIONS:

PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.



Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.



VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for **FREE & CONFIDENTIAL ADVICE**.

RENT-A-HOUSE: Thinking of renting your **HOUSE? FLAT?** Contact (01274) 880019 for further details.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		