



The Elm Westfield Lane, Wrose Shipley BD18 1LH

welcome to

The Elm Westfield Lane, Wrose Shipley

View Home NOW OPEN - The Elm is a spacious five bedroom family home with three bathrooms and open plan living - come and view these stylish energy efficient homes in the heart of Wrose. Please call the office to arrange a viewing.



Wrose Gardens is an exclusive collection of beautifully designed family homes set within the popular residential area of Wrose, ideally positioned between Shipley and Bradford. Combining contemporary design with energy-efficient living, these impressive homes offer spacious interiors, high-quality finishes and excellent access to local amenities, well-regarded schools and commuter links, creating the perfect setting for modern family life.

Kitchen Specification

Bathroom Specification

Decoration Finish

Electrical Specification

Heating & Insulation

External Features

Garden Specification

Peace Of Mind

Tenure

Green Deal Mortgages

Viewings

Sales Assist & Part Exchange

Cgi & Digital Dressing

Agents Note



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The Elm Westfield Lane, Wrose Shipley

- Five Bedrooms
- Two Ensuites, Luxury House Bathrooms & Guest WC
- Integral Bosch Appliances Included As Standard
- Part Exchange & Sales Assist Options
- Energy Rated B - Green Deal Mortgage Approved

Tenure: Freehold EPC Rating: Exempt

from

£475,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SHP111301](https://www.williamhbrown.co.uk/Property/SHP111301)



Property Ref:
SHP111301 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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