



**Westhill Avenue
Cullingworth
Bradford
West Yorkshire
BD13**

Offers In Excess Of £269,000

bettermove 

Westhill Avenue Bradford

Bettermove are proud to present this 3 bedroom semi-detached house in Cullingworth.

This property benefits from double glazing, and gas central heating throughout, with off road parking available via the driveway.

The council tax band is C.

The interior of this well presented property comprises a spacious living room, fitted kitchen, and conservatory on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single, alongside the family bathroom. Outside, the property has gardens to both the front and rear of the property. The exterior at the front also comprises a car port, leading to an extended garage with power and lighting, ideal for additional storage.

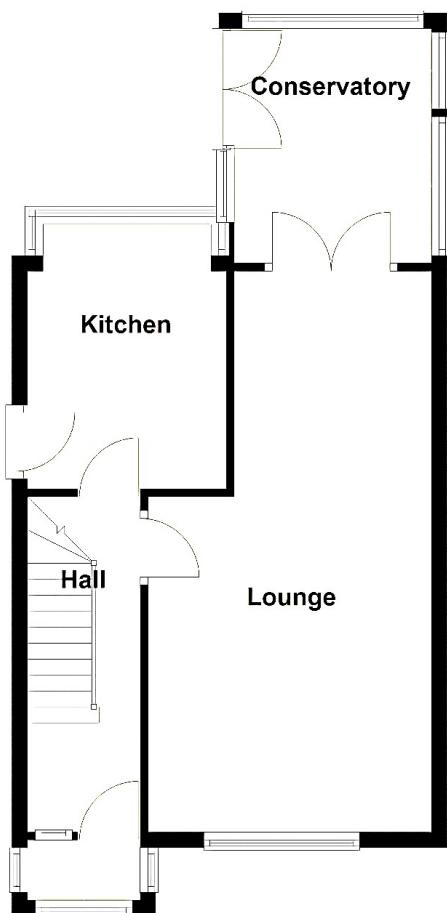
Located in the sought after village of Cullingworth, Bradford, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Bingley Train Station (3.9 miles), a variety of local bus routes, and quick access to the M606, leading to the M62.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



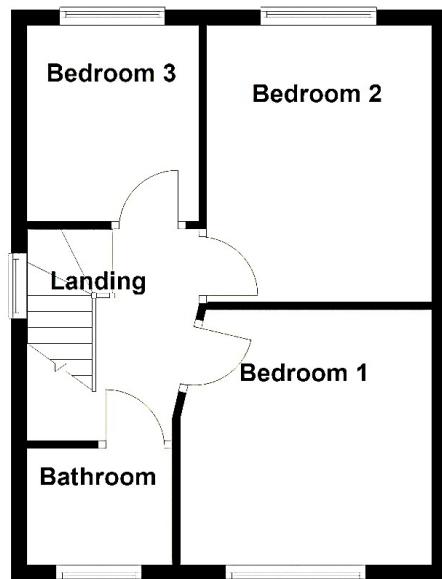
Ground Floor

Approx. 48.0 sq. metres (516.8 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.5 sq. feet)



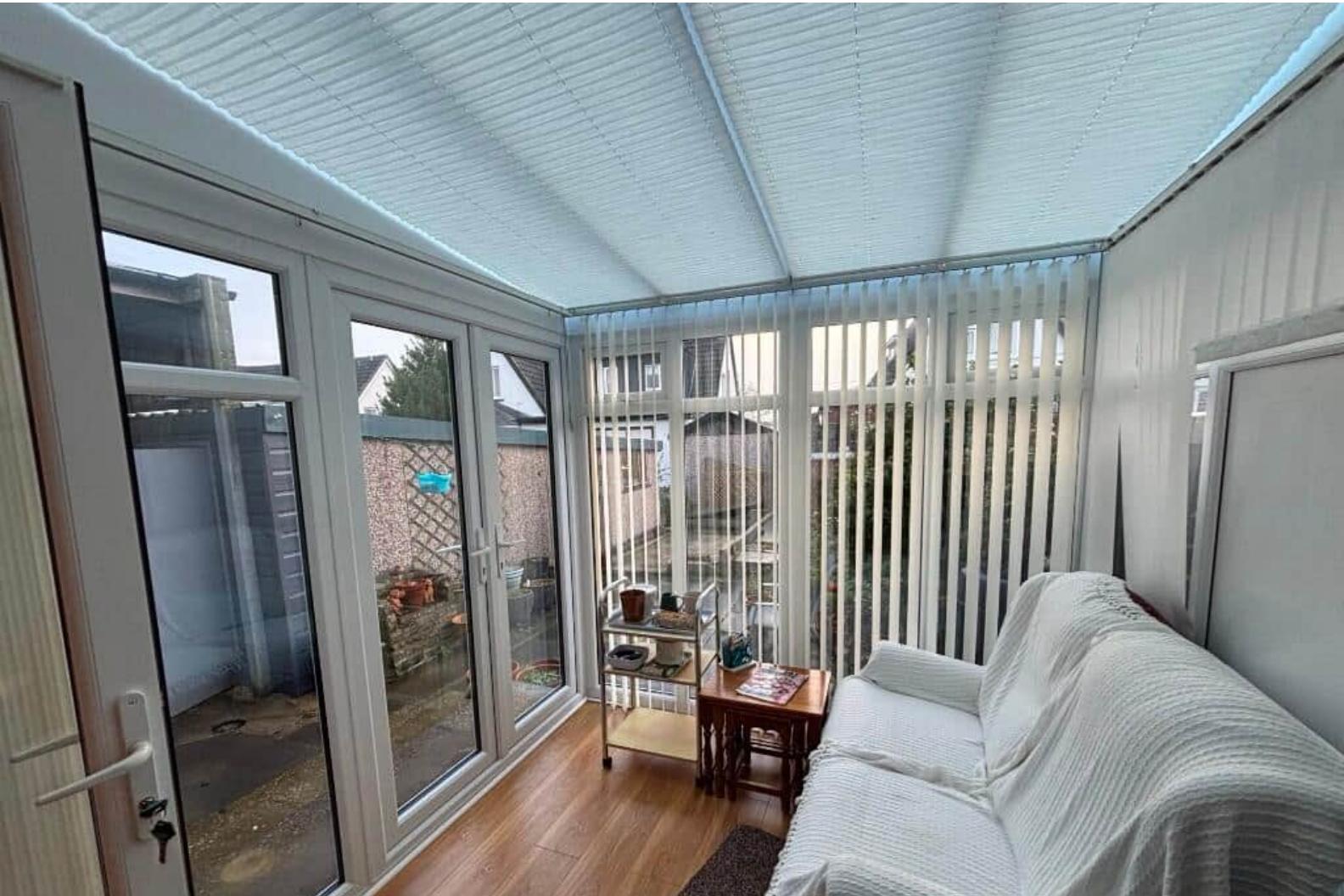
Total area: approx. 84.7 sq. metres (911.3 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	78
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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