



3 Wrose Grove, Shipley, BD18 1AB Offers In The Region Of £260,000

HAMILTON BOWER are pleased to offer FOR SALE this FIVE BEDROOM EXTENDED SEMI-DETACHED PROPERTY located in Wrose village with local schools and amenities nearby. With off-street parking, open-plan kitchen and four double bedrooms, we expect this property to be popular with family buyers looking for a home in the area. Internally comprising; entrance hall, living room, kitchen/dining room, ground floor bedroom, wc, four first floor bedrooms including master with en-suite, bathroom and loft. Externally the property has an enclosed garden to the rear, a small garden to the front and a gated driveway offering off-street parking. The property benefits from gas central heating and double glazing throughout.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY!

GROUND FLOOR

Living Room



Spacious living room to the front of the property with a view to the garden.

The living room centres around a fireplace, with ample room for a large suite.

With double doors onto the kitchen allowing for an open-plan space if preferable.

Kitchen/Dining Room



Kitchen/dining room to the rear of the property with double doors onto the garden and space for a dining table.

The kitchen has fitted units on three sides, with contrasting worktops throughout.

Appliances include - fridge/freezer, electric hob, oven/grill, sink with drainer.

The kitchen offers space and plumbing for a washing machine/dishwasher.

Bedroom



Ground floor double bedroom with access via the kitchen and double doors to the reception/occasional room with wc.

The bedroom offers space for a double bed and a view to the garden.

Reception/Occasional Room



Reception/Occasional Room with double doors from the ground floor bedroom.

The room has an accompanying en-suite and can be used as a second reception room if preferable.

WC

Ground floor WC leading off the occasional room.

FIRST FLOOR

Master Bedroom



Good-sized master bedroom to the front of the property with accompanying en-suite shower room.

With two storage closets and space for a double bed and wardrobes.

En-Suite

Master en-suite shower room with matching three-piece suite - corner shower, wc, wash basin and towel rail.

Bedroom



Second bedroom, with a view to the front garden and ample space for a double bed and wardrobes.

Bedroom



Third bedroom, a single bedroom ideal for a child's room or home office.

Bedroom



Fourth bedroom, a double room with a view to the rear garden.

Bathroom



House bathroom with matching white three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

EXTERNAL



Rear Garden



Tidy garden to the rear of the property with boundary fencing and garden shed.

Accessible via the kitchen double doors, with split patio area and lawn.

Front Garden



Lawned front garden with boundary hedging and footpath to front door.

Driveway



Driveway to the front of the property offering off-street parking.

