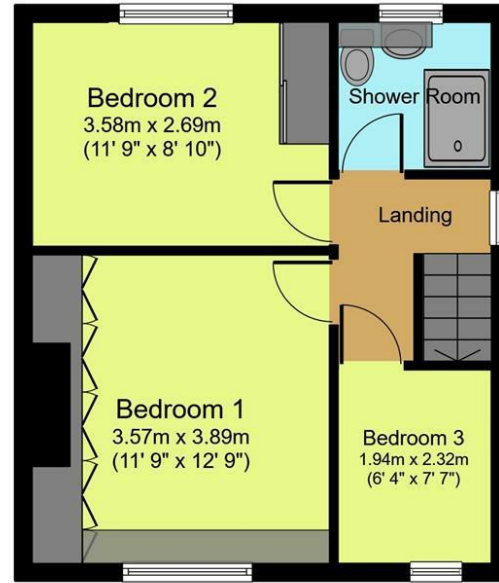


Ground Floor



First Floor

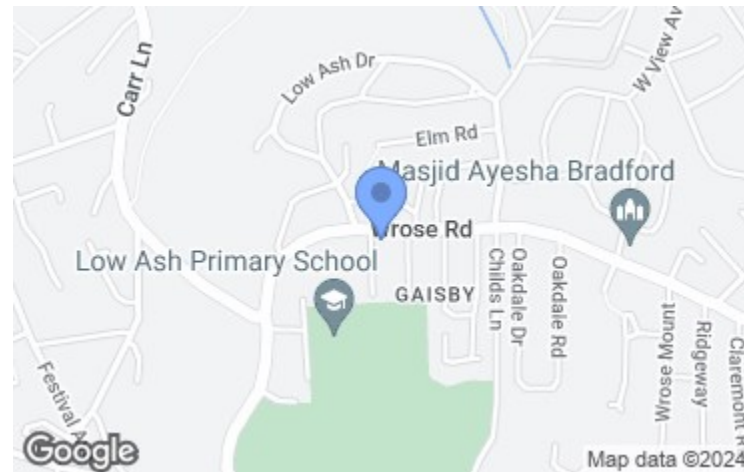
Created using Vision Publisher™



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	78
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

**Viewing arrangements**

Strictly by appointment through WW Estates  
 01274 627444  
 sales@wwestateagents.com



**Directions**

see mapping



**Wrose Road, Shipley, BD18 1AA  
 Offers In The Region Of £199,950**

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Wrose Road, Shipley, BD18 1AA



**\*\* SEMI-DETACHED \*\* ENVIABLE CORNER PLOT \*\* AMPLE ROOM TO EXTEND \*\* 3 BEDROOMS \*\* MODERN KITCHEN & BATHROOM \*\* DRIVEWAY & GARAGE \*\* CLOSE TO GOOD SCHOOLS AND LOCAL AMENITIES \*\***

Rare to the market, is this modern 3 bedroom semi-detached property with conservatory, on an enviable corner plot, in a much sought after location, being close to Low Ash Primary school and a host of local amenities - **BOOK YOUR VIEWING EARLY TO AVOID DISAPPOINTMENT** as this property is sure to appeal to a wide variety of buyers!!!

The property briefly comprises:- Access is through a uPVC door into the front porch with a further door into the entrance vestibule from where you can access the living room. The living room is bright and airy with its beautiful Bay window, light décor, cornice ceiling, feature living flame gas fire with stone surround and finished with light laminate flooring.

The kitchen is fitted with a range of wall & base units in Ivory gloss with matching work tops and

contrasting dark splash backs. There is an integrated double oven, gas hob with extractor over, integrated wine fridge, s/s steel sink with mixer tap, space for a fridge/freezer, plumbing for a washing machine, ceiling spots and finished with ash cushion flooring. Double doors lead to the conservatory with light décor, radiator and finished with laminate flooring.

On the first floor you will find 3 bedrooms, 2 doubles and a generous single plus the family shower room. Both double bedrooms benefit from fitted wardrobes. The shower room comprises:- double 'P' shaped shower tray, vanity sink unit in white gloss with push button WC. There is floor to ceiling white wall tiles, radiator, ceiling spots and finished with cushion flooring.

Outside, to the rear there is a driveway and detached garage, to the front a low maintenance garden with gravel and well stocked borders. To the side there is an excellent plot providing plenty of space for a side extension ( subject to pp ) which currently has a patio and lawn.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

This is a very well presented 3 bedroom semi-detached property on an enviable corner plot with ample space to extend (subject to pp) in a much sought after location

**Rating authority**  
Borough Council Tax Band B

**Services**

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES ETC. WW Estates introduce to Mortgage Source Ltd, who are authorised and regulated by the Financial conduct Authority.

**Tenure**  
Freehold