

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(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>		66	80
	EU Directive 2002/91/EC		



**Viewing arrangements**

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

**Directions**

See Mapping.



**Wrose Grove, Shipley, BD18 1AB**  
**Offers In The Region Of £250,000**

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 Grove, Shipley, BD18 1AB

 3  4  1

EXTENDED SEMI-DETACHED \*\* 4/5 BEDROOMS \*\* 2/3 RECEPTION ROOMS \*\* 2 BATHROOMS \*\* SPACIOUS LOUNGE \*\* DINING KITCHEN \*\* DOWNSTAIRS W.C. \*\* FRONT & REAR GARDEN \*\* OFF ROAD PARKING \*\* Located in Wrose village, close to good local schools and amenities, short drive to Shipley or Apperley Bridge train station.

PVCu front door into entrance hall leads into the spacious lounge with a large bay window allowing the natural light to flow, feature Adams style surround with marble back & hearth with an inset living flame gas fire, light décor and carpet flooring. French double doors open into the dining kitchen allowing for an open-plan space if preferred.

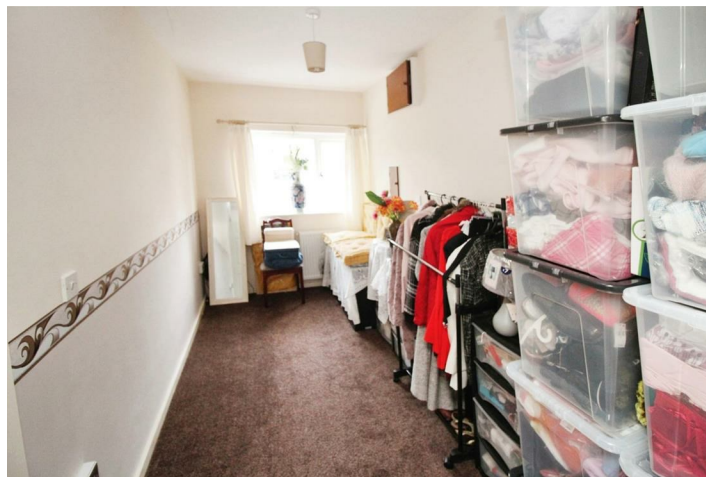
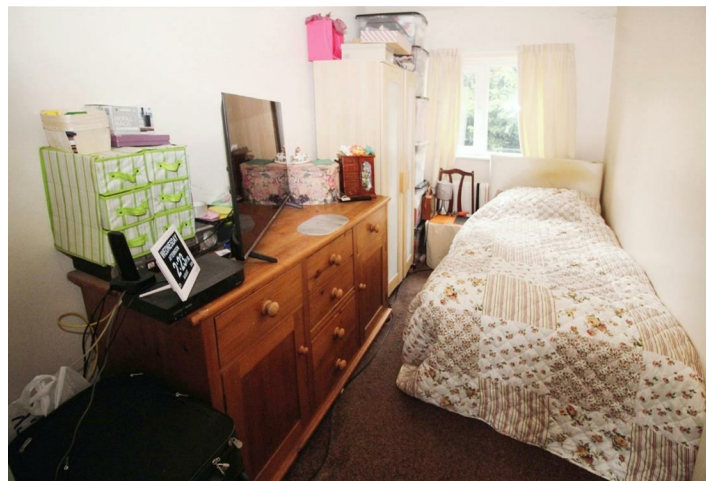
The dining kitchen has a range of white base and wall units with contrasting worktops, ceramic tiled splashbacks, stainless steel sink with mixer tap, brushed chrome integrated oven, halogen hob with over head extraction chimney. Integrated fridge & freezer, plumbing for washer, dishwasher and ample space for dining table & chairs. Rear windows along with French doors lead to the rear garden. Access to ground floor double bedroom, a

further reception room and W.C. with hand wash. Stairs rise to first floor landing accessing 4 bedrooms and the house bathroom. Good-sized master bedroom to the front of the property with accompanying en-suite shower room. Second bedroom, with a view to the front garden and ample space for a double bed and furniture. Bedroom 3 is an ample sized single room. Bedroom 4 is a further double room with a view to the rear garden. The house bathroom has a white three-piece suite comprising bath tub with shower hose, W.C, hand wash pedestal, towel rail and finished with ceramic tiling and cushion floor.

The front garden has a lawn with privet hedging, footpath and driveway. To the rear we have a paved patio area, laid lawn with timber boundary fencing and garden shed.

Double Glazed & Central Heated.

**THIS PROPERTY IS SURE TO BE POPULAR SO BOOK YOUR VIEWING EARLY TO AVOID DISAPOINTMENT!**



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

<p>Fixtures &amp; fittings Beautiful Family Home In A Great Location.....</p> <p>Rating authority Borough Council Tax Band</p>	<p>Services INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS &amp; PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.</p> <p>Tenure Freehold</p>
--	---