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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>66</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@wwstateagents.com



**Directions**

See Mapping.



359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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 View, Shipley, BD18 1AD  
Offers In The Region Of £225,000**



Wrose View, Shipley, BD18 1AD



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**BEAUTIFUL SEMI-DETACHED \*\* 3 BEDROOMS**  
**\*\* GUEST CLOAK \*\* SPACIOUS LOUNGE \*\***  
**MODERN DINING KITCHEN \*\* FRONT & REAR**  
**GARDEN \*\* OFF ROAD PARKING & GARAGE \*\***  
 Located in Wrose close to good local schools and amenities, short drive to Shipley or Apperley Bridge train station.

Composite front door into entrance leads into the spacious lounge with a large bay window allowing the natural light to flow, feature open chimney breast with exposed brick, log burner sat on granite hearth, light décor with feature painted wall, recessed LED lighting, solid oak doors & flooring. French doors open into dining kitchen allowing for an open-plan space if preferred.

The dining kitchen has a range of white handleless base and wall units with contrasting grey solid quartz worktops & splashbacks, inset stainless steel sink with mixer tap, brushed chrome integrated oven, halogen hob with over head extraction chimney. space for fridge & freezer, plumbing for washer, dishwasher and ample space for dining table & chairs. Rear windows along with French doors lead to the rear garden. Side door and access to guest W.C. with hand wash basin.

Stairs rise to first floor landing providing access to three bedrooms & the family bathroom. The spacious master benefits from a wealth of fitted wardrobes & storage, bedroom is also a generous double & the third a single all finished with light fresh decor. The family bathroom consists of a three piece suite in white with chrome fittings, over bath shower with screen & finished with floor to ceiling tiling.

The loft space has been converted to offer an occasional room & is currently used as a home office benefiting from a large velux window allowing lots of natural light to flow in.

Externally the property benefits from a lengthy driveway leading to a single detached garage, a paved garden to the front & a paved & lawn rear garden.

Fully UPVC Double glazed & gas central heated.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Beautiful Family Home, Ready To Move In.

**Rating authority**  
Borough Council Tax Band

**Services**  
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

**Tenure**  
Freehold