



8 Ridgeway, Wrose, Shipley, West Yorkshire, BD18 1PL

Offers Over £215,000

HAMILTON BOWER are pleased to welcome to market FOR SALE this well-presented THREE BEDROOM SEMI-DETACHED FAMILY HOME located in the popular residential village of Wrose, Shipley. With its open-plan layout, modern finish throughout and off-street parking, we expect this property to be popular with families looking for a home in the area. Internally comprising; kitchen/breakfast room with open plan dining and living rooms, conservatory, wc, three bedrooms, house bathroom and loft. Externally the property has a driveway to front and gardens to both front and rear. Benefitting from gas central heating and double glazing throughout.

TO VIEW CONTACT HAMILTON BOWER TODAY!



GROUND FLOOR

KITCHEN / BREAKFAST ROOM

9'2 × 8'1 (2.79m × 2.46m)

The hub of this family home; extended kitchen/breakfast room with open-plan dining room leading to living and conservatory.

The kitchen is fitted with matching white wall and base units with contrasting wood worktops, hard wood flooring, central breakfast bar and a utility store.

Appliances featured - sink with drainer, hob with oven/grill and fridge-freezer.

DINING ROOM

13'3 × 9'8 (4.04m × 2.95m)

Good-sized dining room with accompanying w/c and conservatory.

The dining room has an alcove storage cupboard, can accommodate a large table and chairs as seen and is open-plan to the kitchen.

LOUNGE

14'11 (inc bay) × 12'5 (4.55m (inc bay) × 3.78m)

Good-sized living room with bay window and view to the front garden.

The room can accommodate a two-piece suite as seen and is domed open-plan to the kitchen and dining rooms.

CONSERVATORY

8'2 × 5'6 (2.49m × 1.68m)

Double glazed conservatory with sliding doors from the dining room and access to the garden.

W.C

Downstairs WC with coat store and wash basin as seen.

FIRST FLOOR

BEDROOM ONE

10'8 × 8'5 (3.25m × 2.57m)

Well-presented master bedroom overlooking the rear of the property.

With space for a large bed and dressing furniture.

BEDROOM TWO

10'5 × 8'5 (3.18m × 2.57m)

Double bedroom overlooking the front of the property with space for a large bed and dressing furniture.

BEDROOM THREE

7'9 × 5'8 (2.36m × 1.73m)

Third bedroom, a smaller single which can be used for a child or as an office space.

LOFT

Hatch from bedroom three to good-sized loft offering good storage space.

BATHROOM

Recently fitted contemporary bathroom fitted with tiled flooring and matching three-piece suite as seen - bath with overhead shower, wc, wash basin and towel rail.

EXTERNAL

Front elevation of semi-detached property with front door to entrance hall, side door to kitchen and side access to garden.

The property has a good-sized driveway to front and a small garden.

GARDEN

Good-sized garden to the rear of the property with enclosed fencing and access from the conservatory. The garden has a small lawn and patio area.

