



Ridgeway, Wrose,

£189,950

* EXTENDED SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * NO CHAIN *
* MODERN SHOWER ROOM * SOUTH FACING GARDEN * GARAGE *

Available with no onward chain, is this family sized three bedroom semi detached house. Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, dining room, fitted kitchen, three first floor bedrooms and a modern fitted shower room. To the outside there are gardens to three sides and a detached garage.



Reception Hall

With radiator.

Lounge

14'9" x 11'10" (4.50m x 3.61m)

With a coal effect gas fire set in chimney breast, bay window, radiator.

Dining Room

9'10" x 9'2" (3.00m x 2.79m)

With oak effect flooring and radiator.

Kitchen

14' x 8'2" (4.27m x 2.49m)

Medium oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, plumbing for auto washer, storage cupboard.

First Floor

Bedroom One

11'2" x 9' (3.40m x 2.74m)

With built in wardrobes and radiator.

Bedroom Two

10'11" x 7'8" (3.33m x 2.34m)

With built in wardrobes and radiator.

Bedroom Three

8'2" x 5'9" (2.49m x 1.75m)

With radiator.

Shower Room

Modern three piece suite, tiled walls and heated towel rail.

Exterior

To the outside there are gardens to three sides, driveway and garage.

Directions

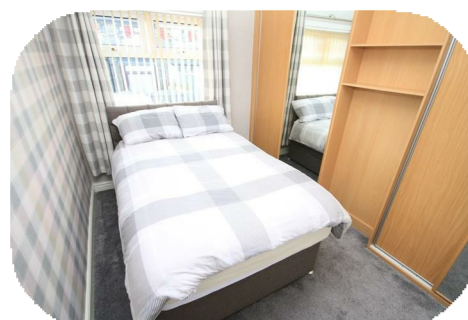
From our office in Idle village take the left at the roundabout at the bottom of the High Street into Idlecroft Road, proceed to the end taking the right into Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching Five Lane Ends roundabout take the fourth exit into Wrose Road, after approximately ¾ mile take the left onto Ridgeway and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
[G2 plus] A		[G2 plus] A	
[B1-B11] B		[B1-B11] B	
[C1-C10] C		[C1-C10] C	
[D1-D15] D		[D1-D15] D	
[E1-E17] E		[E1-E17] E	
[F1-F23] F		[F1-F23] F	
[G1-G29] G		[G1-G29] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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