



Plumpton End, Wrose,

£285,000

- * DETACHED BUNGALOW * TWO BEDROOMS * CUL-DE-SAC LOCATION * NO CHAIN *
- * STUNNING OPEN PLAN LOUNGE/DINING KITCHEN * IMMACULATE THROUGHOUT *
- * LANDSCAPED GARDENS * DOUBLE PARKING * MODERN SHOWER ROOM *

Providing immaculate 'ready to move into' accommodation is this delightful two bedroom detached bungalow.

Modernised, updated and renovated by the current owner and benefits from gas central heating, double glazing and alarm system.

The property briefly comprises reception hall, open plan lounge with kitchen diner, two bedrooms and a modern shower room.

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

Viewing is highly recommended.



Reception Hall

Open Plan Lounge/Kitchen/Diner

27'2" x 13'9" plus 10'10" x 6'10" (8.28m x 4.19m plus 3.30m x 2.08m)

Lounge area has an ornate feature fireplace, radiator and laminated wood floor.

Kitchen area has a range of modern wall and base units incorporating stainless steel sink unit, integrated fridge, freezer, dishwasher, electric oven and hob, radiator.

Dining area has patio doors to rear garden and radiator.



Shower Room

Three piece modern white suite, part tiled walls and heated towel rail.

Bedroom One

12'9" x 11'4" (3.89m x 3.45m)

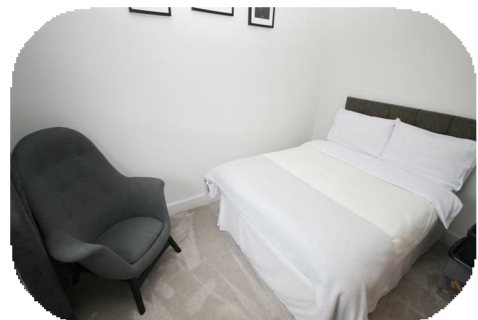
With window seat and radiator.



Bedroom Two

11'5" x 9' (3.48m x 2.74m)

With radiator.



Exterior

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

Directions

From our office in Idle village turn left onto Idlecroft Rd, at the end turn right onto Bradford Rd, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the 4th exit onto Wrose Rd, turn right onto Plumpton End and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD



Council Tax Band

D



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	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
72	88		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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