



Cotswold Avenue, Wrose,
Reduced To £210,000

- * SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * IDEAL FTB *
- * WELL PRESENTED * POPULAR LOCATION * CLOSE TO AMENITIES * GARDENS * DRIVE * GARAGE *
- * POTENTIAL TO EXTEND (subject to relevant planning) *

This well presented three bedroom semi detached property would make an ideal purchase for a FTB/Young/Growing Family. Situated in the popular location of Wrose which boasts amenities, shops, schools and bus routes. Offering ready to move into accommodation and benefiting from two reception rooms, gas central heating, double glazing, alarm, ample off street parking and a landscaped garden.

The accommodation briefly comprises lounge, dining room, kitchen, three first floor bedrooms and a house bathroom. To the outside there is a south-facing garden and a driveway leading to a single alarmed garage.



Entrance
With radiator.

Lounge
16'8" x 12'10" (5.08m x 3.91m)
With a stainless steel pebble effect gas fire in modern feature fireplace surround with black granite inset and hearth, radiator.

Kitchen
10'9" x 7'2" (3.28m x 2.18m)
Beech-wood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven, hob and cooker hood, plumbing for auto washer, part tiled walls.

Dining Room
10'9" x 9'1" (3.28m x 2.77m)
With radiator and patio doors to rear garden.

First Floor Landing

Bedroom One
13'1" x 9'10" (4m x 3m)
With fitted mirror fronted wardrobes and radiator.

Bedroom Two
10'4" x 6'2" (3.15m x 1.90m)
With radiator.

Bedroom Three
10'9" x 9'10" (3.30m x 3m)
With radiator.

Bathroom
Three piece modern white suite comprising panelled bath with shower and screen over, low suite wc, pedestal wash basin, radiator and tiled walls.

Exterior
To the outside there is ample parking to the front and side leading to a single alarmed garage, together with a level lawned south-facing garden to the rear.

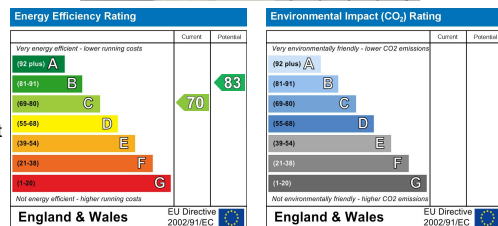
Directions
From our office in Idle village proceed straight ahead at the roundabout and continue to the top, here proceed straight ahead onto Westfield Lane, after 1 mile turn right onto Cotswold Ave and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
C



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.



8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

