



## Tenbury Road, Wrose

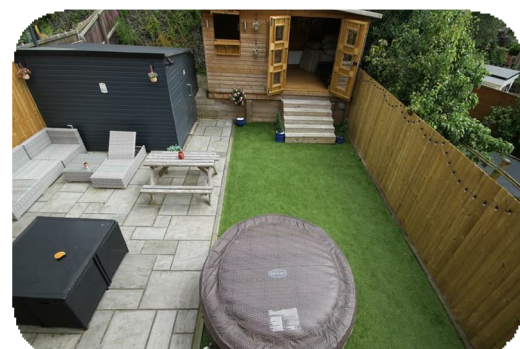
**Reduced To £335,000**

- \* DETACHED HOUSE \* FOUR BEDROOMS \* CONVERTED GARAGE \* CUL-DE-SAC \*
- \* OUTDOOR BAR/SUMMER HOUSE \* FAMILY SIZED \* LANDSCAPED GARDEN \*
- \* PARKING \* MODERN KITCHEN, BATHROOM & EN-SUITE \* NO CHAIN \*

A fantastic opportunity for the growing family to purchase this spacious four bedroomed detached house. Benefits from gas central heating, upvc double glazing and alarm system.

The accommodation briefly comprises reception hall, cloakroom/wc, lounge, dining room, modern fitted kitchen and utility. The garage has been converted into a studio (or could be used as another reception room). There are four first floor bedrooms - master bedroom having en-suite shower room, plus a house bathroom.

To the outside there are stunning landscaped gardens with storage hut and summer house.





### Entrance Hall

With tiled floor.

### Cloaks/WC

Two piece suite comprising low suite wc, pedestal wash basin, radiator, double glazed window, tiled floor.

### Converted Garage

15'10" x 7'7" (4.83m x 2.31m)

### Dining Room

11'7" x 8'11" (3.53m x 2.72m)

With tiled floor, radiator and double glazed bay window.

### Lounge

15'4" x 11'4" (4.67m x 3.45m)

With radiator and French doors to rear.

### Breakfast Kitchen

11'7" x 9' (3.53m x 2.74m)

Modern fitted kitchen aving a range of wall and base units incorporating sink unit, granite work surfaces, tiled splashback and floor, integrated fridge/freezer, microwave, dishwasher, breakfast bar, double glazed window.

### Utility

Modern fitted wall and base units incorporating granite work surfaces, plumbing for auto washer, radiator and tiled floor.

### First Floor

With double glazed window, radiator, useful storage.

### Bedroom One

10'4" x 9' (3.15m x 2.74m)

With fitted wardrobe, radiator and double glazed window. En-Suite Shower Room;

### En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, double glazed window, towel radiator.

### Bedroom Three

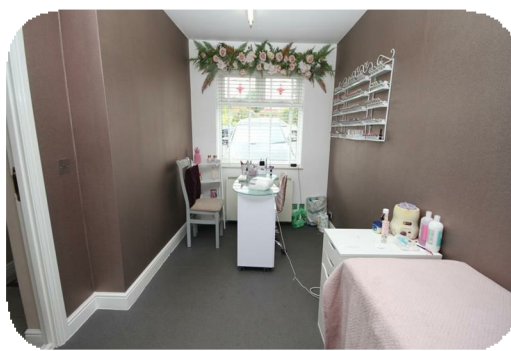
9'7" x 6'2" (2.92m x 1.88m)

With sliding door wardrobes, radiator and double glazed window.

### Bedroom Four

7'1" x 9'10" (2.16m x 3.00m)

With radiator and double glazed window.







### Bedroom Two

10'10" x 9'5" (3.30m x 2.87m)

With radiator and double glazed window.

### Bathroom

Modern three piece suite comprising panelled bath, low suite wc, vanity sink unit, towel radiator and double glazed window.

### Exterior

To the outside there is a driveway to the front providing off-road parking, landscaped garden to the rear with patio and artificial lawn, together with a shed and a summer house with bar.

### Directions

From our office in Idle village take the left onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the 4th exit onto Wrose Rd, turn left onto Livingstone Rd, turn right onto Bolton Hall Rd, continue onto Brookwater Dr, turn right to stay on Brookwater Dr, right onto Tenbury Rd and the property will shortly be seen displayed via our For Sale board.

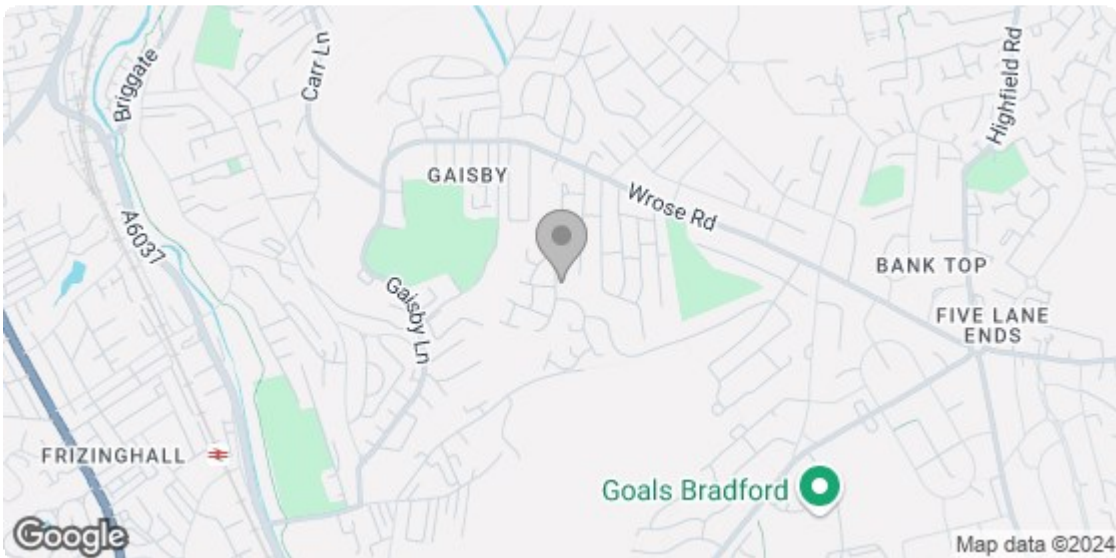
### TENURE

LEASEHOLD. We are advised the annual ground rent is £80 and the annual service charge is £338.80.

### Council Tax Band

E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</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.

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

website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)



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

