



Wrose Road, Wrose,
Reduced £259,950

- * SEMI DETACHED * THREE BEDROOMS * CORNER PLOT * EXTENSIVELY MODERNISED/UPDATED *
- * IDEAL TO EXTEND (stpp) * AMPLE PARKING * MODERN KITCHEN & BATHROOM *
- * POPULAR LOCATION * NO ONWARD CHAIN *

Providing 'ready to move onto' accommodation and available with no onward chain, is this recently modernised three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance porch, reception hall, lounge, stunning fitted kitchen, three first floor bedrooms and a lovely modern house bathroom with white suite.

To the outside there are good sized gardens to three sides, together with ample parking and a detached garage.



Entrance Porch

Reception Hall

With radiator.

Lounge

12'10" x 11'5" (3.91m x 3.48m)

With a pebble effect gas fire in modern fireplace surround, radiator.

Dining Kitchen

17'5" x 10'2" (5.31m x 3.10m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, integrated fridge freezer, radiator and store cupboard.

First Floor Landing

Bedroom One

10'9" x 10'1" (3.28m x 3.07m)

With radiator.

Bedroom Two

10' x 10'10" (3.05m x 3.30m)

With radiator.

Bedroom Three

6'8" x 7'5" (2.03m x 2.26m)

With radiator.

Bathroom

Three piece modern white suite, heated towel rail.

Loft

Part boarded. Accessed via a pull down ladder.

Exterior

To the outside there are good sized gardens to three sides, ample parking in driveway and a garage to the rear.

Directions

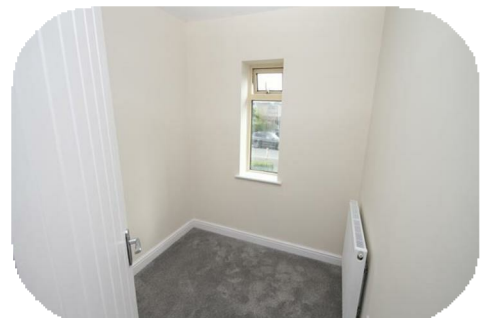
From our office in Idle village continue straight up the High St, at the top continue straight onto Westfield Ln, after 1.2 miles turn right onto Wrose Rd and the property will shortly be seen displayed via our For Sale board.

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.

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 (54-68)		D (54-68)	
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	
83	56		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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