



**Wrose Road, Wrose,**

**£250,000**

- \* EXTENDED \* SEMI DETACHED \* FOUR BEDROOMS \* CORNER PLOT \*
- \* TWO RECEPTION ROOMS \* NO ONWARD CHAIN \* DETACHED GARAGE \*
- \* GARDENS TO THREE SIDES - POTENTIAL TO EXTEND (stpp) \*

A fantastic opportunity for the growing family to purchase this delightful four bedroom extended semi detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

Available with no onward chain and briefly comprises entrance porch, reception hall, lounge, dining room, fitted kitchen and bedroom four. To the first floor there are three bedrooms and a house bathroom with white suite.

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





## Entrance Porch

## Reception Hall

With radiator.

## Lounge

13'6" x 11'4" (4.11m x 3.45m)

Having a pebble effect electric fire in feature fireplace surround, bay window, radiator.

## Bedroom Four

11'2" x 7'9" (3.40m x 2.36m)

With radiator.

## Dining Room

11'2" x 14'2" (3.40m x 4.32m)

With radiator.

## Kitchen

9'9" x 9'8" (2.97m x 2.95m)

Beechwood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, radiator.

## First Floor

### Bedroom One

11'9" x 10'5" (3.58m x 3.18m)

With fitted wardrobes and radiator.

### Bedroom Two

11' x 10'5" (3.35m x 3.18m)

With radiator.

### Bedroom Three

6'6" x 6'6" (1.98m x 1.98m)

With radiator.

## Bathroom

Three piece white suite, tiled walls and radiator.

## Exterior

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

## Directions

From our office in Idle village proceed straight ahead up the High Street, continue straight onto Westfield Ln, after 1.2 miles turn right onto Wrose Rd and the property will shortly be seen on the corner of Ridgeway, displayed via our For ale 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (13-38) <b>F</b> (1-12) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (13-38) <b>F</b> (1-38) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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)