



**Kingsway, Wrose,**

**£250,000**

**\*\* EXTENDED SEMI DETACHED \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\*  
\*\* LARGE DINING KITCHEN \*\* LANDSCAPED GARDENS \*\* POPULAR LOCATION \*\* PARKING & GARAGE \*\*  
\*\* VIEWING RECOMMENDED \*\***

Providing "ready to move into" family sized accommodation is this very well presented three bedroom extended semi detached house.

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

The accommodation briefly comprises reception hall, cloakroom/wc, lounge, sitting room, fitted dining kitchen. On the first floor are three bedrooms and a modern fitted bathroom.

To the outside there is a blocked paved drive to both front and side providing ample parking leading to a detached garage, together with a large impressive landscaped garden to the rear with garden shed.



## Reception Hall

Radiator.

## Cloakroom

Low flush wc and pedestal wash basin. Storage cupboard with plumbing for washing machine.

## Lounge

11'7" x 10'2" (3.53m" x 3.10m")

Modern coal effect gas fire, laminate wood flooring and radiator.

## Dining Kitchen

8'7" x 16'6" (2.62m" x 5.03m")

Light oak effect fitted kitchen having a range of wall and base units incorporating laminate sink unit, part tiled and upvc french door leading to rear garden.

## Sitting Room

13'3" x 11'7" (4.04m" x 3.53m")

Coal effect gas fire set in chimney breast, bay window, laminate wood floor and radiator.

## First Floor Landing

## Bedroom One

13'2" x 8'3" (4.01m" x 2.51m")

Fitted wardrobes and radiator.

## Bedroom Two

9'1" x 11'0" (2.77m" x 3.35m")

Radiator.

## Bedroom Three

6'7" x 7'4" (2.01m" x 2.24m")

Fitted wardrobes and radiator.

## Bathroom

Modern three piece suite comprising; jacuzzi bath with shower over, low flush wc, pedestal wash basin, part tiled and heated towel rail.

## Exterior

Garden to the front with blocked paved driveway to side leading to a detached garage and enclosed garden to rear.



**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			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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](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)