



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.

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 right onto King's Rd, left onto Kingsway 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.

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	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
80	62		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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