



**Plumpton Lea, Wrose,**

**£250,000**

- \* EXTENDED \* SEMI DETACHED \* THREE BEDROOMS \* GOOD SIZED PLOT \*
- \* WELL PRESENTED \* LANDSCAPED GARDENS \* AMPLE PARKING \* FAMILY SIZED \*
- \* CLOSE TO HIGHLY REGARDED PRIMARY SCHOOLS \*

A fantastic opportunity for the growing family to purchase this very well presented three bedroom semi detached house.

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

The good sized accommodation briefly comprises reception hall, lounge, modern fitted kitchen, conservatory, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there are good sized landscaped gardens with artificial grass and ample parking.

Viewing is highly recommended.



## Entrance Hall

With radiator and store cupboard.

## Lounge

18'10" x 11'4" (5.74m x 3.45m)

With a coal effect gas fire in feature fireplace surround, two radiators.

## Kitchen

7'6" x 12' (2.29m x 3.66m)

Modern fitted kitchen having a range of grey wall and base units incorporating laminated sink unit, electric oven and hob, integrated fridge freezer.

## Conservatory / Dining Room

11'7" x 10'6" (3.53m x 3.20m)

With radiator and upvc French doors to rear garden.

## First Floor Landing

## Bedroom One

11'5" x 10'1" (3.48m x 3.07m)

With fitted wardrobes and radiator.

## Bedroom Two

11'5" x 8'3" (3.48m x 2.51m)

With fitted wardrobes and radiator.

## Bedroom Three

7'8" max x 7'3" (2.34m max x 2.21m)

With radiator.

## Bathroom

Three piece modern white suite, heated towel rail.

## Exterior

To the outside there are landscaped gardens to three sides with ample parking, artificial grass and patio.

## Directions

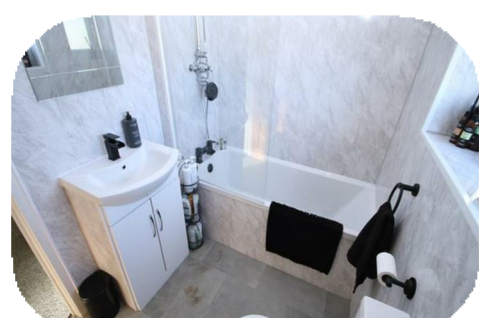
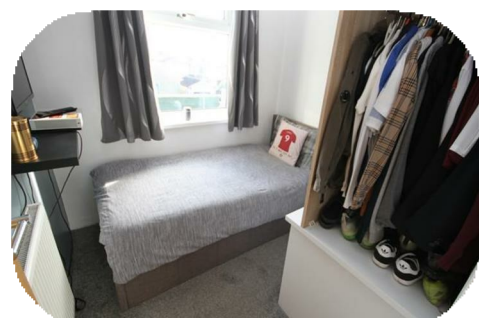
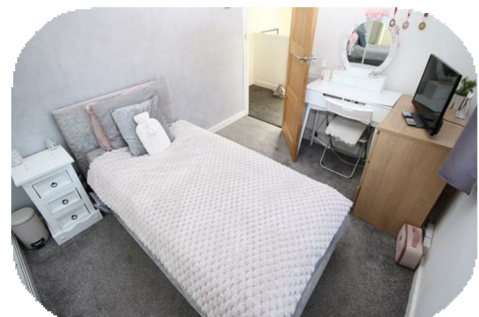
From our office in Idle village continue straight onto High St, continue straight onto Westfield Ln, turn left onto Plumpton Gardens, turn right onto Plumpton Lea and the property will be seen displayed via our For Sale board.

## 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		82	(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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