



**Plumpton Close, Wrose,**

**£189,950**

**\*\* SEMI-DETACHED \*\* THREE BEDROOMS \*\* CUL-DE-SAC LOCATION \*\*  
\*\* MODERN BATHROOM \*\* GARDENS & GARAGE \*\* BUILT IN WARDROBES \*\***

Occupying a popular position at the head of the cul-de-sac setting is this delightful three bedroomed modern semi-detached.

Benefits from gas central heating, UPVC double glazing and briefly comprises entrance hall, lounge, dining area and beechwood fitted kitchen. Three first floor bedrooms and a modern house bathroom.

To the outside there are gardens, driveway and garage.



## Entrance Hall

Central heating radiator.

## Lounge

13'3 x 12'4 (4.04m x 3.76m)

Media display unit, log effect electric fire, central heating radiator and French doors leading to Dining Room.

## Kitchen

9'11 x 7'8 (3.02m x 2.34m)

Beechwood fitted wall and base units with contrasting work surface over and Stainless Steel sink unit. Gas cooker, tiled splashback and plumbing for washing machine.

## Dining Room

11'2 x 7'7 (3.40m x 2.31m)

Central heating radiator, UPVC patio doors leading to rear garden.

## First Floor Landing

### Bedroom One

12'10 x 8'8 (3.91m x 2.64m)

Built in mirror fronted wardrobes and central heating radiator.

### Bedroom Two

8'8 x 9'10 (2.64m x 3.00m)

Built in mirror fronted wardrobes and central heating radiator.

### Bedroom Three

10' narrowing to 7'5 x 6'6 (3.05m narrowing to 2.26m x 1.98m)

Central heating radiator.

## Bathroom

Modern three piece suite comprising of; low flush WC, hand wash basin and bath with shower over. Tiled walls and central heating radiator.

## External

Gardens to front and rear. Driveway leading to garage.



**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		84	(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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