



Low Ash Drive, Wrose, Offers Over £220,000

* SEMI DETACHED * THREE BEDROOMS * VERY WELL PRESENTED * TRIPLE GLAZING
* MODERN KITCHEN & SHOWER ROOM * LANDSCAPED GARDENS * DRIVE * GARAGE * POPULAR LOCATION *

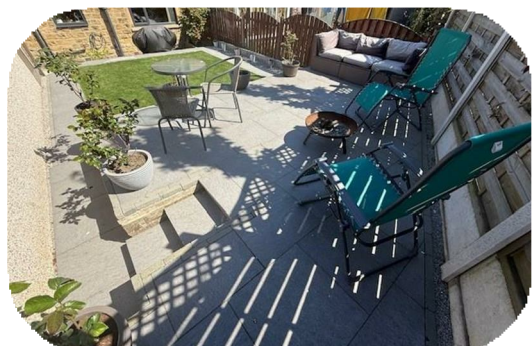
A fantastic opportunity for the growing family to purchase this delightful three bedroom semi detached house.

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

The 'ready to move into' accommodation briefly comprises entrance hall, lounge, good sized fitted dining kitchen with integrated appliances, three first floor bedrooms and a modern shower room.

To the outside there is parking, garage with power and landscaped gardens.

Viewing is highly recommended.



Entrance Hall

Lounge

11'6" x 11'4" (3.51m x 3.45m)

With a solid fuel burner set in chimney breast, radiator.

Dining Kitchen

21'5" x 8'8" (6.53m x 2.64m)

Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, gas hob, double oven, integrated fridge, integrated freezer, plumbing for auto washer, two radiators.

First Floor

Bedroom One

11'5" x 10'4" (3.48m x 3.15m)

With fitted wardrobes, radiator.

Bedroom Two

9'1" x 11'3" (2.77m x 3.43m)

With radiator.

Bedroom Three

8'6" narrowing to 5'7" x 6'9" (2.59m narrowing to 1.70m x 2.06m)

With radiator and store cupboard.

Shower Room

Three piece modern suite, part tiled walls and heated towel rail.

Exterior

To the outside there is a garden to the front, driveway to the side leading to a detached garage and an enclosed landscaped garden to the rear.

Directions

From our office in Idle village proceed straight up The High St, continue straight onto Westfield Ln, turn right onto Wrose Rd, right onto Low Ash Rd, left onto Low Ash Grove, take the slight right onto Low Ash Dr and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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