



Welwyn Avenue, Wrose,

£189,950

* SEMI DETACHED * TWO BEDROOMS * MODERN KITCHEN & BATHROOM * POPULAR LOCATION *

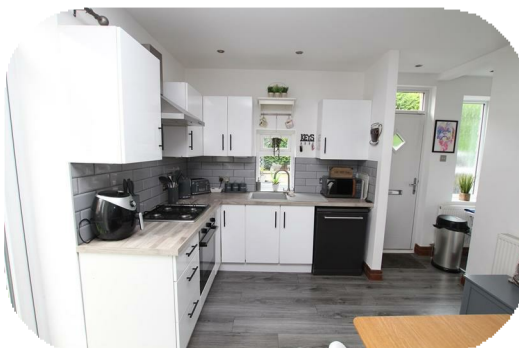
* AMPLE DRIVEWAY PARKING * CUL-DE-SAC LOCATION * LANDSCAPED GARDEN * NEW ROOF *

Providing immaculate 'ready to move into' accommodation, is this delightful two bedroom semi detached house.

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

The property briefly comprises entrance, lounge, modern white fitted dining kitchen, two first floor bedrooms and a lovely modern house bathroom.

To the outside there is a garden to the front with ample driveway parking leading to an enclosed split level landscaped garden to the rear.



Entrance

With radiator.

Lounge

12'9" x 13'5" (3.89m x 4.09m)

Having a solid fuel burner set in chimney breast, radiator and bay window.

Dining Kitchen

13'5" x 11'3" (4.09m x 3.43m)

Modern fitted dining kitchen having a range of white wall and base units incorporating laminated sink unit, plumbing for auto washer, plumbing for dishwasher, part tiled walls, upvc French doors to rear garden.

First Floor Landing

Bedroom One

13'5" x 12'10" (4.09m x 3.91m)

With bay window and radiator.

Bedroom Two

11'7" x 8' (3.53m x 2.44m)

With radiator and built in wardrobe.

Bathroom

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

Exterior

To the outside there is a garden to the front, driveway parking to the side for three cars, together with an enclosed landscaped garden to the rear with garden shed having power & light.

Directions

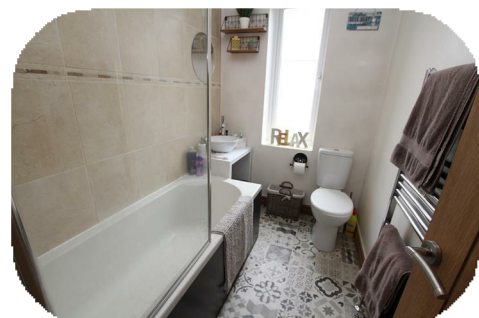
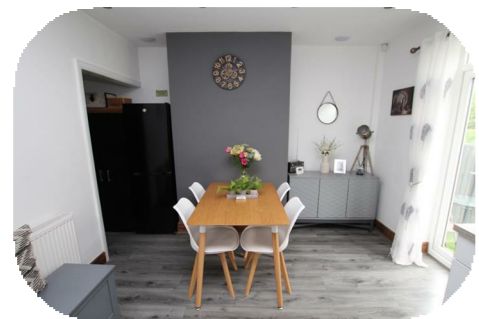
From our office in Idle village proceed straight up the High Street at the top proceed straight ahead onto Westfield Ln, after 0.9 miles turn right onto Welwyn Ave and the property will be seen displayed via our For Sale board.

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
(92-100) A		86	(92-100) 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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