



## Ridgeway, Wrose

**£215,000**

\* SEMI DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* FAMILY SIZED \*  
\* MODERN KITCHEN & BATHROOM \* GARDENS \* DRIVE \* GARAGE \* POPULAR LOCATION \*

Providing 'ready to move into' accommodation, is this delightful three bedroom semi detached house. Benefits from 'ready to move into' accommodation, is this delightful three bedroom semi detached house.

Benefits from gas central heating and upvc double glazing.

The accommodation briefly comprises reception hall, lounge, modern fitted kitchen with dining area, three first floor bedrooms - master bedroom having an en-suite shower, together with a modern house bathroom with white suite.

To the outside there are gardens to both front and rear, together with a driveway to the side leading to a detached garage.





### Entrance Hall

With radiator.

### Lounge

11'9" max x 17'1" (3.58m max x 5.21m)

With a coal effect gas fire in modern fireplace surround, radiator.

### Kitchen

7'9" x 8'8" (2.36m x 2.64m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas cooker, plumbing for auto washer, part tiled walls.

### Dining Area

11'9" x 9'8" (3.58m x 2.95m)

With built in wall cupboard, radiator and store cupboard. Access to rear garden.

### First Floor Landing

#### Bedroom One

17'1" x 11'2" (5.21m x 3.40m)

With bay window and radiator. En-Suite Shower Cubicle.

#### Bedroom Two

13' x 7'2" (3.96m x 2.18m )

With radiator.

#### Bedroom Three

7'5" x 6'6" (2.26m x 1.98m)

With radiator.

### Bathroom

Modern three piece white suite, part tiled walls and radiator.

### Loft

Part boarded. Accessed via a pull-down ladder.

### Exterior

To the outside there are gardens to both front and rear, together with a driveway to the side leading to a detached garage.





### Directions

From our office in Idle village continue straight onto High St, at the top continue straight onto Westfield Ln, after 1.2 miles turn right onto Wrose Rd, left onto Ridgeway and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

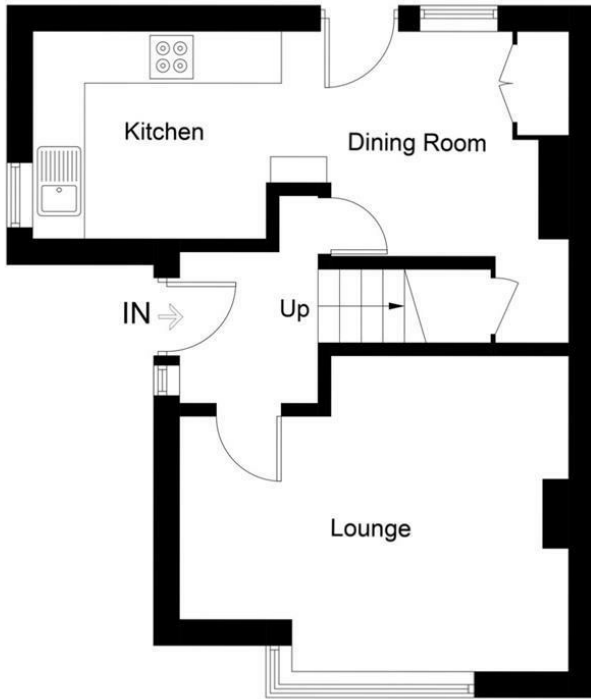
### Council Tax Band

C

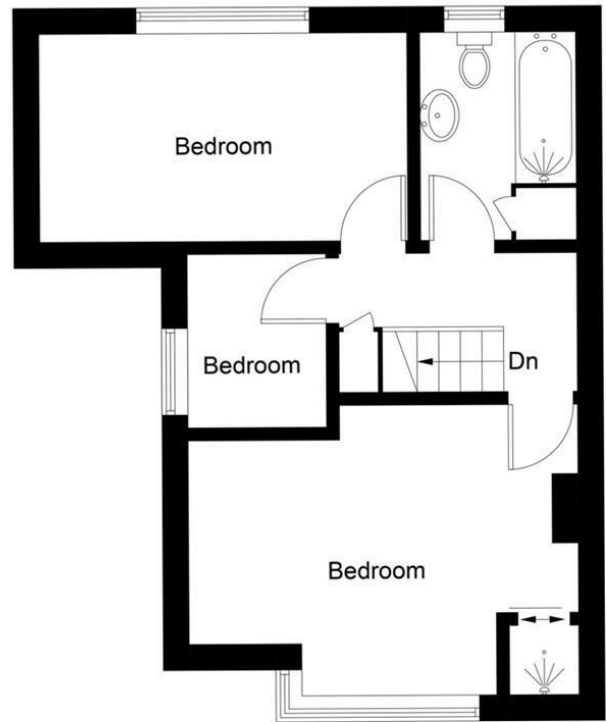


# Ridgeway, BD18

Approximate Gross Internal Area = 74.6 sq m / 803 sq ft

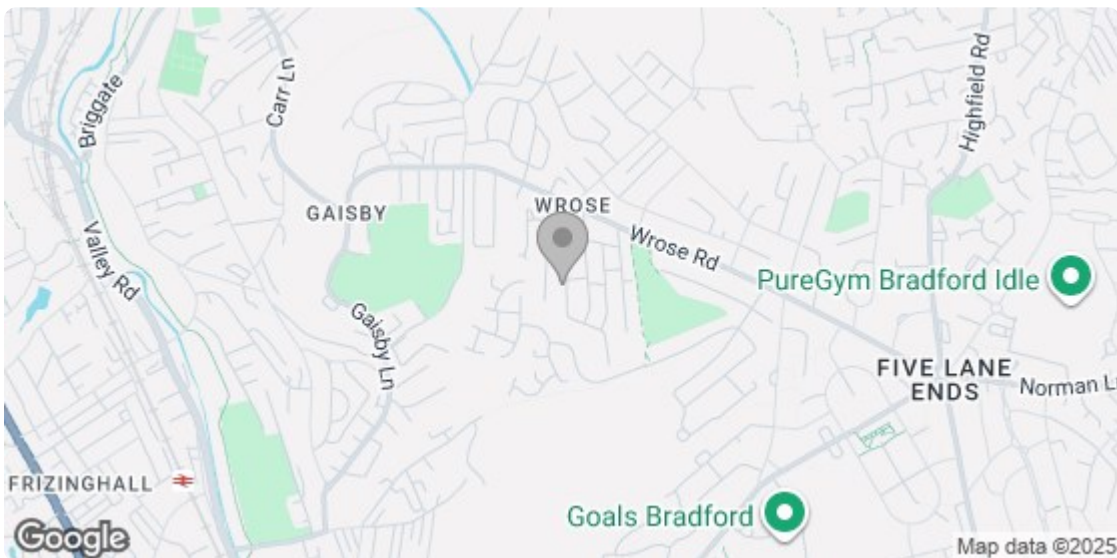


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1219696)



| Energy Efficiency Rating                       |         |                         |
|------------------------------------------------|---------|-------------------------|
|                                                | Current | Potential               |
| Very energy efficient - lower running costs    |         |                         |
| (92 plus) <b>A</b>                             |         |                         |
| (81-91) <b>B</b>                               |         |                         |
| (69-80) <b>C</b>                               |         |                         |
| (55-68) <b>D</b>                               |         |                         |
| (39-54) <b>E</b>                               |         |                         |
| (21-38) <b>F</b>                               |         |                         |
| (1-20) <b>G</b>                                |         |                         |
| Not energy efficient - higher running costs    |         |                         |
| England & Wales                                |         | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating |         |                         |

**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.

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