



**Kings Road, Wrose,**

**£175,000**

**\*\* SEMI DETACHED \*\* THREE BEDROOMS \*\* MODERN KITCHEN \*\* CONSERVATORY \*\*  
\*\* LAWNED GARDENS \*\* LOFT CONVERSION \*\***

This delightful three bedroom semi detached house offers excellent family sized accommodation at an affordable price.

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

The accommodation briefly comprises entrance, lounge, modern fitted kitchen, cloakroom/wc, conservatory, three first floor bedrooms, house bathroom and loft conversion.

To the outside there are good sized lawned gardens.





## Reception Hall

Radiator.

## Cloakroom

Low flush wc.

## Lounge

13'0" x 15'2" (3.96m" x 4.62m")

Solid wood burner set in chimney breast, store cupboard and radiator.

## Kitchen

15'3" x 7'6" (4.65m" x 2.29m")

Modern white high gloss fitted kitchen having a range of wall and base units incorporating laminate sink unit, gas hob, electric oven, integral fridge, freezer, dishwasher, breakfast bar and radiator.

## Conservatory

11'6" x 11'9" (3.51m" x 3.58m")

Laminate wood floor.

## First Floor Landing

### Bedroom One

11'0" x 10'0" (3.35m" x 3.05m")

Built in wardrobes and radiator.

### Bedroom Two

10'9" x 9'5" (3.28m" x 2.87m")

Radiator.

### Bedroom Three

7'9" x 8'6" (2.36m" x 2.59m")

Fitted wardrobe, desk, storage cupboards and radiator.

## Bathroom

Three piece suite comprising panel bath, pedestal wash basin, low flush wc, tiled walls and heated towel rail.

## Loft

Boarded and carpeted with two skylights. Access via pull down ladder.

## Exterior

To the outside there are lawned gardens to both front and rear.

## Council Tax Band

A

## Tenure

Freehold.



**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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