



**Low Ash Road, Wrose,**

**£210,000**

\* SEMI DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* FAMILY HOME \*  
\* MODERN KITCHEN \* INTEGRATED APPLIANCES \* GARDENS \* DRIVE \* GARAGE \* POPULAR AREA \*  
A fantastic opportunity for either first time buyer or family to purchase this delightful three bedroom semi detached house.

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

The 'ready to move into' accommodation briefly comprises entrance porch, hall, lounge, dining room, modern fitted kitchen, three first floor bedrooms and a house bathroom with white suite.

To the outside there are gardens, driveway and garage.



## Entrance

With radiator.

## Lounge

15'3" x 12'3" (4.65m x 3.73m)

Having a fireplace surround with marble inset and hearth, radiator, bay window, picture rail, two audio/display cabinets.

## Dining Room

15'5" x 9'2" (4.70m x 2.79m)

With radiator, audio/display cabinet and French doors to rear.

## Kitchen

8'10" x 8' (2.69m x 2.44m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob, microwave, dishwasher, auto washer, part tiled walls and radiator.

## First Floor

### Bedroom One

12'7" x 9'10" (3.84m x 3.00m)

With built in wardrobes and radiator.

### Bedroom Two

9'1" x 8'1" (2.77m x 2.46m)

With radiator.

## Bathroom

Modern three piece suite comprising panelled bath, vanity sink unit, low suite wc, tiled walls and radiator.

### Bedroom Three

6'5" x 5'3" (1.96m x 1.60m)

With radiator.

## Exterior

To the outside there are gardens, parking and garage.

## Directions

From our office in Idle village proceed straight up The High Street, at the top continue onto Westfield Ln, turn right onto Wrose Rd, right onto Low Ash Rd and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

B / Bradford



**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                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (92-100) A                                  |                         |           | (8-10) A                                                        |                         |           |
| (81-91) B                                   |                         |           | (11-17) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (18-27) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (28-39) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (40-49) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (50-59) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (60-69) G                                                       |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesates.co.uk](mailto:idle@sugdensesates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesates.co.uk](mailto:queensbury@sugdensesates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesates.co.uk](mailto:cleckheaton@sugdensesates.co.uk)  
website [www.sugdensesates.co.uk](http://www.sugdensesates.co.uk)