



Haslam Grove, Wrose,
£175,000

- * TOWN HOUSE * TWO BEDROOMS PLUS LOFT CONVERSION *
- * ADJOINING PLAYING FIELDS * CUL-DE-SAC LOCATION *
- * GARDENS & PARKING * GREAT STARTER HOME *

Occupying a popular residential location is this delightful two bedroom inner town house.

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

The accommodation is set over three floors and briefly comprises entrance, lounge, grey fitted dining kitchen, two first floor bedrooms, white house bathroom, plus loft conversion with permanent staircase.

To the outside there are gardens and parking.



Entrance Hallway

Lounge

13'8 x 12'5 (4.17m x 3.78m)

Coal effect gas fire with Marble fireplace surround and central heating radiator.

Dining Kitchen

13'6 x 9 (4.11m x 2.74m)

Grey wall and base units with Stainless Steel sink unit. Stainless Steel oven and hob with extractor fan over. Plumbing for washing machine, under stairs cupboard and central heating radiator.

First Floor Landing

Bedroom One

10'5 x 12'4 (3.18m x 3.76m)

Central heating radiator.

Bedroom Two

12'2 x 12'6 (3.71m x 3.81m)

Central heating radiator.

Bathroom

White three piece suite comprising of, low flush WC, hand wash basing and bath with shower over. Tiled walls and heated towel rail.

Loft Conversion

10'7 x 15'9 (3.23m x 4.80m)

Velux skylight and central heating radiator.

Outside

Driveway to the front of the property. Lawn and patio garden to the 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 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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