



Wrose View, Wrose, Shipley,

£210,000

* EXTENDED SEMI DETACHED * THREE BEDROOMS * MODERN KITCHEN & BATHROOM *
* POPULAR LOCATION * UTILITY ROOM * GARDENS * GARAGE * DRIVEWAY *

This delightful three bedroom extended semi detached house offers excellent family sized and/or first time buyer accommodation. Situated close to the highly regarded Low Ash Primary School and benefits from gas central heating and upvc double glazing. The accommodation briefly comprises entrance, lounge, modern fitted dining kitchen with utility, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there are good sized gardens, together with driveway leading to a detached garage.



Lounge

14'4" x 12' (4.37m x 3.66m)

With a coal effect gas fire set in chimney breast, bay window and radiator.

Kitchen

16'3" x 8'8" (4.95m x 2.64m)

Having modern base units incorporating Belfast style pot sink unit, electric oven and hob, radiator.

Dining Room

16'3" x 8'8" (4.95m x 2.64m)

With base units and radiator.

Utility/Rear Porch

With plumbing for auto washer.

First Floor Landing

Bedroom One

11'9" x 8'10" (3.58m x 2.69m)

With radiator.

Bedroom Two

10'1" x 8'11" (3.07m x 2.72m)

With radiator.

Bedroom Three

8'10" x 6' (2.69m x 1.83m)

With radiator.

Bathroom

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

Exterior

To the outside there is parking to front, drive to side leading to garage, and an enclosed garden to the rear with artificial grass and patio.

Directions

From our office in Idle village proceed straight onto High St, continue straight onto Westfield Ln, after 1.2 miles turn right onto Wrose Rd, left onto Wrose View, turn left to stay on Wrose View and the property will shortly 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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(35-49) D		
(39-54) E			(29-34) E		
(21-38) F			(11-28) F		
(1-20) G			(1-10) 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		

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