



Haslam Grove, Wrose,

£169,950

**** SEMI DETACHED ** TWO BEDROOMS ** CUL-DE-SAC LOCATION ** NO CHAIN ****
*** GARDENS & PARKING * MODERN SHOWER ROOM * CLOSE TO SHOPS, SCHOOLS & AMENITIES ***
***** CALL SUGDENS TO BE THE FIRST TO VIEW *****

Fantastic opportunity for a first time buyer to purchase this delightful two bedroom semi detached house.

Benefits gas central heating and upvc double glazing. The accommodation is available with vacant possession and briefly comprises entrance, lounge, fitted kitchen, two double first floor bedrooms and a modern fitted house bathroom.

Outside are good sized gardens and driveway.



Entrance
Radiator.

Lounge
13'6" x 12'7" (4.11m" x 3.84m")
Coal effect gas fire and radiator.

Dining Kitchen
13'5" x 8'10" (4.09m" x 2.69m")
Light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven & hob with extractor, plumbing for auto washer and storage cupboard.

First Floor Landing

Bedroom One
13'7" x 10'7" (4.14m" x 3.23m")
Built in wardrobes and radiator.

Bedroom Two
10'9" x 10'4" (3.28m" x 3.15m")
Radiator.

Shower Room
Modern three piece suite comprising shower cubicle, low flush wc, pedestal wash basin, tiled wall and heated towel rail.

Exterior
Good sized gardens to front and rear together with driveway to the side.

Council Tax Band
B

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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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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