



Kings Drive, Wrose,

£220,000

*** SEMI DETACHED BUNGALOW * TWO BEDROOMS * CONSERVATORY * NO CHAIN *
* GARDENS * GARAGE * CUL-DE-SAC LOCATION ***

Available with no onward chain, is this delightful two bedroom semi detached bungalow.

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

The accommodation briefly comprises reception hall, lounge, fitted kitchen, conservatory, two bedrooms and house bathroom with white suite.

To the outside there are gardens, driveway and garage.



Reception Hall

With radiator, store cupboard.

Lounge

14'6" x 11' (4.42m x 3.35m)

Having a stainless steel pebble effect electric fire in feature fireplace surround, radiator, patio doors to conservatory.

Conservatory

8'5" x 8'6" (2.57m x 2.59m)

Kitchen

9'7" x 8'1" (2.92m x 2.46m)

Fitted kitchen having a range of white wall and base units incorporating laminated sink unit, gas hob, double oven.

Bedroom One

11'5" x 9'5" (3.48m x 2.87m)

With built in mirror fronted wardrobes and radiator.

Bedroom Two

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

With fitted wardrobes and radiator.

Bathroom

Three piece white suite, tiled walls and radiator.

Exterior

To the outside there are gardens to both front and rear, together with a drive to side leading to a detached garage.

Directions

From our office in Idle village take the left onto Idlecroft Road, turn right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching Five Lane Ends roundabout take the 4th exit onto Wrose Rd, turn left onto Livingstone Rd, right onto King's Dr and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C / 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 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	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
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