



## Forestdale Way, Wrose,

**£260,000**

\* MODERN SEMI DETACHED \* FOUR BEDROOMS \* CUL-DE-SAC LOCATION \* THREE STOREY \*  
\* TWO MODERN BATH/SHOWER ROOMS \* REAR VIEWS \* GARDENS & GARAGE \* MODERN KITCHEN \*

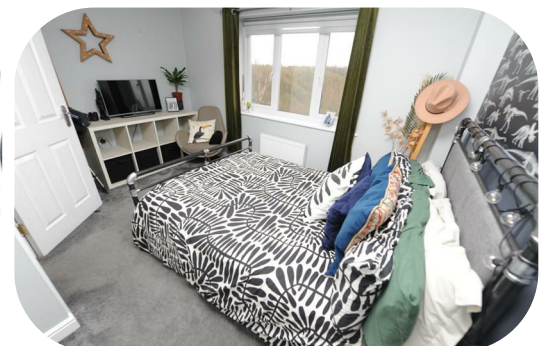
A fantastic opportunity for a growing family to purchase this spacious four bedroom modern semi detached house.

Occupying a sought after residential location and having open views across the valley to the rear.

The accommodation benefits from gas central heating, upvc double glazing, alarm system and briefly comprises ground floor reception hall, cloakroom/wc, lounge, modern fitted kitchen, two first floor bedrooms and a modern house bathroom with white suite, together with two further bedrooms to the second floor - master bedroom having en-suite shower room.

To the outside there are gardens, driveway and a garage.

Viewing is highly recommended.



### Reception Hall

With radiator.

### Cloakroom/WC

With low suite wc, wash basin.

### Lounge

16'2" x 12'2" narrowing to 9'1" (4.93m x 3.71m narrowing to 2.77m)  
With radiator, store cupboard and upvc French door to rear garden.

### Kitchen

10'2" x 7'2" (3.10m x 2.18m)

Modern fitted kitchen having a range of white wall and base units incorporating laminated sink unit, integral fridge & freezer, dishwasher, gas hob, electric oven, plumbing for auto washer, part tiled walls and radiator.

### First Floor Landing

With radiator.

### Bedroom Two

12'3" x 9'4" (3.73m x 2.84m)

With built in wardrobes and radiator.

### Bedroom Three

12'1" x 8' (3.68m x 2.44m)

With radiator.

### Bathroom

Modern white three piece suite, tiled walls and heated towel rail.

### Second Floor Landing

With radiator.

### Bedroom One / Master Bedroom

18'4" x 12'2" narrowing to 8'4" (5.59m x 3.71m narrowing to 2.54m)

With radiator. En Suite Shower Room;

### En Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, wash basin, tiled walls, heated towel rail.

### Bedroom Four

7'9" max x 6'5" max (2.36m max x 1.96m max)

With velux skylight.

### Exterior

To the outside there are gardens, driveway and 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 the Five Lane Ends roundabout take the 5th exit onto Wrose Rd, turn left onto Livingstone Rd, right onto Bolton Hall Rd, continue onto Brookwater Dr, turn right to stay on Brookwater Dr, left onto Bescot Way, right onto Hazelton Cl, left onto Forestdale Way, turn left to stay on Forestdale Way and the property will be seen displayed via our For Sale board.

### TENURE

LEASEHOLD. 999 years left on lease from 01/01/2004. Ground Rent £60 per annum. Service Charge £295.08 per annum.

### 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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(59-60) C		
(55-68) D			(55-60) D		
(39-54) E			(39-54) E		
(13-38) F			(31-38) F		
(1-12) G			(1-30) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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