



Kings Drive, Wrose,

£229,950

*** SEMI DETACHED BUNGALOW * TWO BEDROOMS * EXTENDED * MODERNISED *
* MODERN KITCHEN & SHOWER ROOM * NEW CARPETS * GARDEN * DRIVE * GARAGE ***

This extended two bedroom semi detached bungalow has been modernised by the current owners to offer 'ready to move into' accommodation.

Benefits from a modern fitted kitchen, shower room, new carpets, gas central heating, double glazing and alarm system. The property would make an ideal purchase for anybody looking to downsize and is within easy reach of amenities, shops and bus routes.

The accommodation briefly comprises entrance hallway, kitchen, lounge, dining room, two bedrooms and shower room.

To the outside there is a paved garden to front and rear, together with a driveway leading to a single garage.



Entrance Hall

With tiled floor and radiator.

Kitchen

11'2" x 8'1" (3.40m x 2.46m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor hood, tiled floor, plumbing for auto washer, double glazed window.

Lounge

14' x 10'7" (4.27m x 3.23m)

With electric fire and radiator.

Dining Room

17'1" x 9' (5.21m x 2.74m)

With radiator and double glazed window, patio door.

Bedroom One

11'4" x 9'6" (3.45m x 2.90m)

With radiator and double glazed window.

Bedroom Two

10'8" x 9'5" (3.25m x 2.87m)

With radiator and double glazed window.

Shower room

Modern shower room comprising shower cubicle, vanity sink unit, low suite wc, tiled floor, radiator and double glazed window.

Exterior

To the outside there is a paved garden to the front and rear, together with a driveway leading to a single garage.

Directions

From our office in Idle village turn left onto Idlecroft Rd, right onto Bradford Rd, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the 4th exit onto Wrose Rd, turn left onto Livingstone Rd, turn 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		
	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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