



Wrose Mount, Wrose,

£210,000

* SEMI DETACHED * THREE BEDROOMS * CONSERVATORY * CUL-DE-SAC *
* SOUGHT AFTER LOCATION * CLOSE TO AMENITIES * GARDENS * DRIVE * GARAGE *

This well presented three bedroom semi detached is located in a popular cul-de-sac location close to local amenities.

The accommodation benefits from upvc double glazing, gas central heating and briefly comprises entrance hall, lounge, dining room, conservatory, kitchen, three first floor bedrooms and house bathroom. To the outside there are gardens to the front and rear, together with a driveway leading to detached garage.



Reception Hall

With radiator and coats cupboard.

Lounge

13'9" x 12'1" (4.19m x 3.68m)

Modern black log effect gas fire, laminated wood floor, two radiators, French doors to dining room.

Kitchen

10'3" x 7'4" (3.12m x 2.24m)

Light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, freezer, part tiled walls.

Dining Room

7'10" x 10'3" (2.39m x 3.12m)

With two radiator, upvc French doors to conservatory.

Conservatory

7'9" x 8'8" (2.36m x 2.64m)

With radiator.

First Floor Landing

Bathroom

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

Bedroom One

13'2" x 10'6" (4.01m x 3.20m)

With fitted wardrobes and radiator.

Bedroom Two

10'4" x 9'3" (3.15m x 2.82m)

With fitted wardrobes and radiator.

Bedroom Three

7'4" x 7'3" (2.24m x 2.21m)

With radiator.

Loft

Part boarded. Accessed via a pull down ladder.

Exterior

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

Directions

From our office in Idle village proceed straight up The High St, at the top proceed straight ahead onto Westfield Ln, after 1.2 miles turn right onto Wrose Rd, left onto Wrose Mount 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	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
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

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