



Ridgeway, Wrose,

£199,995

- * EXTENDED SEMI DETACHED * THREE BEDROOMS * NO ONWARD CHAIN * POPULAR LOCATION *
- * TWO RECEPTION ROOMS * GARDENS * DRIVEWAY * DETACHED GARAGE * LOFT CONVERSION *

Offering excellent family sized accommodation, is this delightful three bedroom semi detached house.

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

Available with no onward chain and briefly comprises entrance, lounge, extended dining/sitting room, cream fitted kitchen, three first floor bedrooms and a shower room. The loft has been converted to provide an occasional room. To the outside there are gardens to both front and rear, together with a driveway to the side leading to a detached garage.



Entrance Hallway

Lounge

15'2" x 11'8" (4.62m x 3.56m)

With gas fire, radiator and double glazed window.

Dining Room

17' x 7'9" (5.18m x 2.36m)

With radiator and double glazed window.

Kitchen

8'11" x 6'11" (2.72m x 2.11m)

Modern cream gloss fitted kitchen having a range of wall and base units incorporating laminated sink unit, gas hob, electric oven, plumbing for auto washer, plumbing for dishwasher.

First Floor

Bedroom One

14' x 8'7" (4.27m x 2.62m)

With double glazed window and radiator.

Bedroom Two

10'2" x 8'7" (3.10m x 2.62m)

With double glazed window and radiator.

Bedroom Three

6' x 8'3" (1.83m x 2.51m)

With double glazed window and radiator.

Shower Room

Three piece suite comprising shower cubicle, low suite wc and wash basin, double glazed window.

Loft Conversion / Occasional Room

14'8" x 11'4" (4.47m x 3.45m)

No Building Regs. Accessed via a staircase. With skylight window.

Exterior

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

Directions

From our office in Idle village proceed straight ahead up The High Street, continue straight onto Westfield Ln, right onto Wrose Rd, left onto Ridgeway.

TENURE

FREEHOLD

Council Tax Band

B / 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		

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