Sugdens
Sales & Lettings

Kings Drive, Wrose,

Reduced To £225,000

* SEMI DETACHED BUNGALOW * TWO BEDROOMS * NO ONWARD CHAIN * OVERLOOKS PARK *
* NEW KITCHEN & SHOWER ROOM * LANDSCAPED GARDENS * DRIVE * GARAGE *

Available with no onward chain, is this 'ready to move into' two bedroom semi detached bungalow.
Newly refurbished and modernised throughout and benefits from gas central heating and upvc double glazing.
The accommodation briefly comprises lounge, modern fitted dining kitchen, two bedrooms and a newly fitted shower room.
To the outside there are manageable gardens, driveway and garage.
Viewing is highly recommended.

Entrance

Lounge
11'4" x 13'9" (3.45m x 4.19m)
With stainless steel electric fire in modern fireplace surround, radiator.

Inner Hallway
With radiator and access to loft via loft ladder.

Dining Kitchen
14'8" x 6'5" plus 7'3" x 7'1" (4.47m x 1.96m plus 2.21m x 2.16m)
L shaped. Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, stainless steel oven and hob, integrated fridge freezer, radiator.

Bedroom One
12'10" x 9'5" (3.91m x 2.87m)
With radiator.

Bedroom Two
9'6" x 9'2" (2.90m x 2.79m)
With radiator.

Shower Room
10'7" x 5'2" (3.23m x 1.57m)
Three piece modern suite, part tiled walls and heated towel rail.

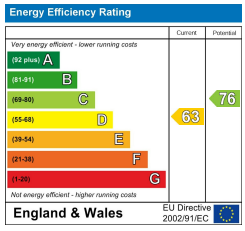
Exterior
To the outside there are landscaped gardens with patio, together with a driveway leading to a detached garage.

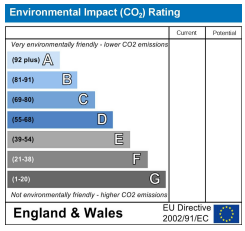
Directions
From our office in Idle village take the left Idlecroft Rd, right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the 4th exit onto Wrose Rd, turn left onto Livingstone Rd, right onto King's Dr and the property will be seen displayed via our For Sale board.

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.





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