



Kingsway, Wrose,

£245,000

**** EXTENDED SEMI DETACHED ** FOUR BEDROOMS ** TWO BATH / SHOWER ROOMS ****
**** POPULAR LOCATION ** NO CHAIN ** MODERN FITTED DINING - KITCHEN ****
**** GARDENS & GARAGE ** FAMILY HOME ****

Fantastic opportunity for a growing family to purchase this delightful extended semi detached house.

In a sought after residential location close to Five Lane Ends shopping complex and primary/secondary schools.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance porch, reception hall, cloaks/wc, lounge, modern fitted dining kitchen, bedroom four, bathroom, three first floor bedrooms and a shower room.

To the outside there are gardens, parking and garage.

Please note: photos were taken prior to tenant moving in.



Entrance Porch

Cloakrooms

Low flush wc and pedestal wash basin.

Reception Hall

Radiator.

Lounge

13'6" x 11'7" (4.11m" x 3.53m")

Coal effect gas fire with feature fireplace surround and two radiators.

Dining Kitchen

17'4" x 10'3" (5.28m" x 3.12m")

Modern cream wall and base units incorporating stainless steel sink unit, stainless steel double oven & hob, plumbing for auto washer and part tiled.

Sitting Room / Bedroom Four

8'6" x 8'6" (2.59m" x 2.59m")

With radiator, French doors leading to rear. Access to bathroom.

Bathroom

Modern bath, shower and low flush wc.

Bedroom One

11'0" x 10'4" into wardrobes (3.35m" x 3.15m" into wardrobes)

Fitted wardrobes and radiator.

Bedroom Two

10'1" x 11'3" into wardrobes (3.07m" x 3.43m" into wardrobes)

Fitted wardrobes and radiator.

Bedroom Three

7'6" max x 6'8" max (2.29m" max x 2.03m" max)

Fitted wardrobes and radiator.

Shower Room

Modern three piece suite comprising walk in shower, pedestal wash basin, low flush wc and heated towel rail.

Exterior

Block paved driveway to the front and side leading to a detached garage. Lawn and patio garden to the rear.

Council Tax Band

C

Tenure

FREEHOLD



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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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