



Ridgeway, Wrose

£285,000

- * EXTENDED SEMI DETACHED * FOUR BEDROOMS * TWO BATH/SHOWER ROOMS *
- * TWO RECEPTION ROOMS * CONSERVATORY * LANDSCAPED GARDEN *
- * PARKING * TRUE FAMILY HOME *

A fantastic opportunity for the growing family to purchase this very well presented four bedroom extended semi detached house. Benefits from gas central heating, upvc double glazing and alarm system.

The accommodation briefly comprises entrance porch, lounge, sitting room, fitted dining kitchen, conservatory, utility, cloakroom/wc, four first floor bedrooms - master bedroom having an en-suite bathroom, together with a house shower room. To the outside there is driveway parking and an enclosed landscaped garden to the rear with shed.





Entrance

Cloakroom/WC

With low suite wc, wash basin, radiator.

Lounge

14'8" x 12'3" (4.47m x 3.73m)

Having a modern log effect electric fire in modern fireplace surround, bay window, radiator.

Sitting Room

16'2" x 6'3" (4.93m x 1.91m)

With radiator.

Utility

4'6" x 5'7" (1.37m x 1.70m)

With plumbing for auto washer.

Dining Kitchen

15'7" x 9'1" (4.75m x 2.77m)

Beech-wood effect fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, gas hob, electric oven.

Conservatory

9'9" x 8'2" (2.97m x 2.49m)

With radiator and upvc French doors to rear garden.

First Floor Landing

Bedroom One

12'3" x 8'5" (3.73m x 2.57m)

With fitted wardrobes, drawers & dresser, radiator. En-Suite Bathroom;

En Suite Bathroom

Modern white three piece suite, tiled walls and heated towel rail.

Bedroom Two

9'4" x 9'8" (2.84m x 2.95m)

With built in wardrobe.

Bedroom Three

6'3" x 10'1" (1.91m x 3.07m)

With radiator.





Bedroom Four

10' x 6'3" (3.05m x 1.91m)

With radiator.

Shower Room

Three piece modern white suite, radiator.

Exterior

To the outside there is driveway parking to the front, together with an enclosed rear garden with lawn, patio and garden shed.

Directions

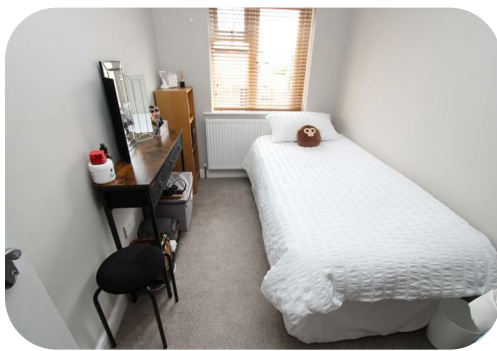
From our office in Idle village continue straight up The High St, continue straight onto Westfield Ln, right onto Wrose Rd, left onto Ridgeway.

TENURE

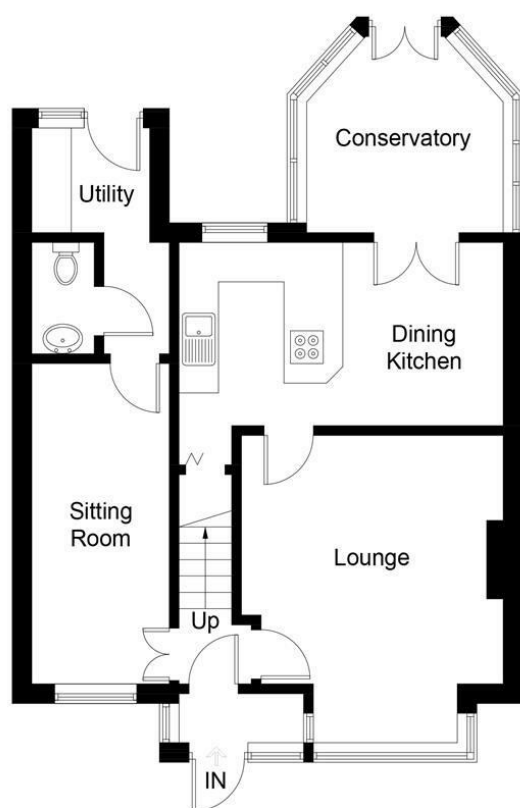
FREEHOLD

Council Tax Band

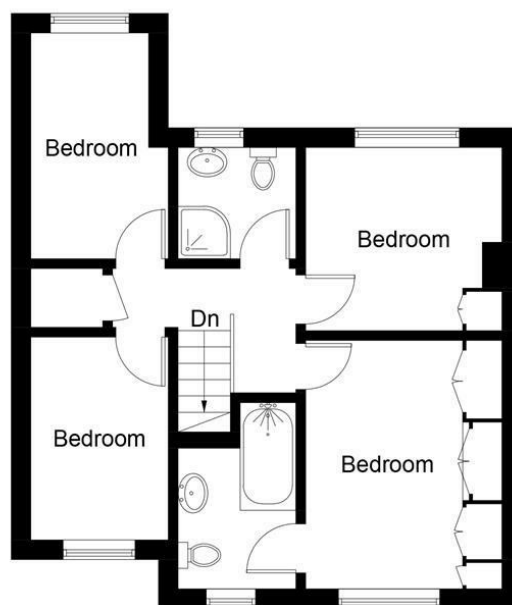
B / Bradford



Ridgeway, BD18

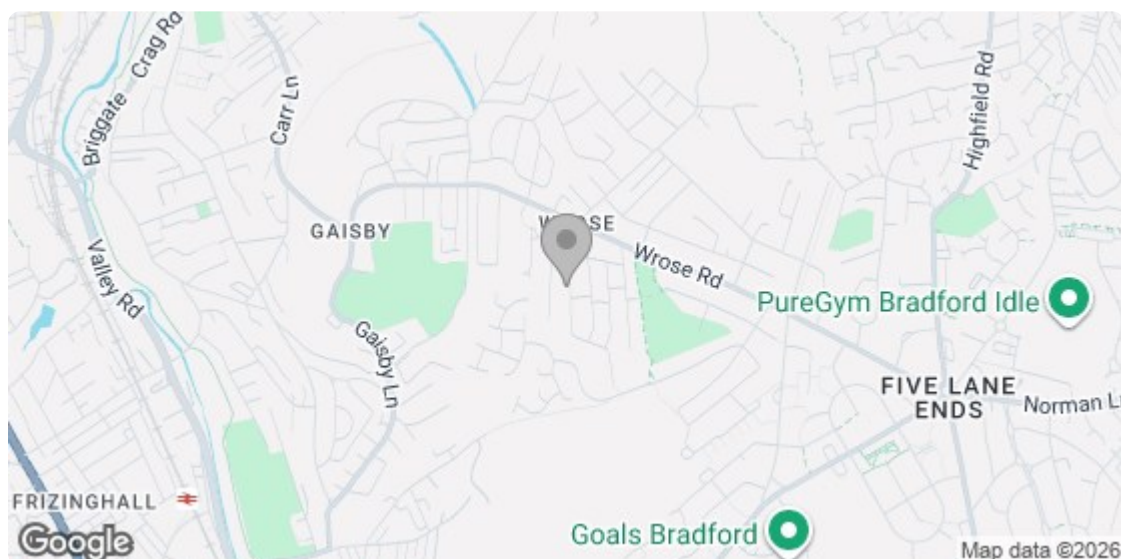


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1330522)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
		78
	62	

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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