



Ridgeway, Wrose,

£230,000

- * MODERN DETACHED * THREE BEDROOMS * GARDENS & PARKING *
- * BUILT APPROX 6 YEARS AGO * POPULAR LOCATION *
- * MODERN FITTED KITCHEN & BATHROOM *

A fantastic opportunity for a growing family to purchase this delightful three bedroom detached house. Benefits from gas central heating, UPVC double glazing and alarm system.

The "ready to move into" accommodation briefly comprises entrance, lounge, modern fitted dining kitchen and cloakroom. Three first floor bedrooms and a modern white house bathroom.

To the outside there is driveway parking and enclosed landscaped rear garden with outhouse.

VIEWING HIGHLY RECOMMENDED!



Entrance Hall

Central heating radiator.

Cloakroom

Low flush WC, hand wash basin and central heating radiator.

Lounge

16'1 x 11'3 (4.90m x 3.43m)

Media wall, Bay window and central heating radiator.

Dining Kitchen

14'8 x 10'8 (4.47m x 3.25m)

Modern wall and base units and Stainless Steel sink unit. Electric oven and hob with extractor over. Integrated Fridge Freezer, Dishwasher and plumbing for washing machine. Useful storage cupboard, central heating radiator and UPVC French doors leading out to the rear garden.

First Floor Landing

Bedroom One

11'5 x 8'4 (3.48m x 2.54m)

Walk in wardrobe and central heating radiator.

Bedroom Two

10'3 x 8'3 (3.12m x 2.51m)

Central heating radiator.

Bedroom Three

6'3 x 9'2 (1.91m x 2.79m)

Central heating radiator.

Bathroom

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

Loft

External

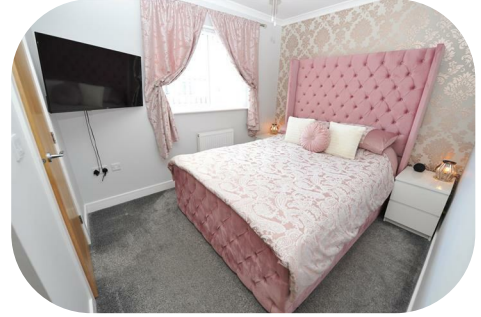
Off street parking to the front. Enclosed landscaped garden to the rear with garden shed.

COUNCIL TAX BAND

C / Bradford

TENURE

FREEHOLD



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82 plus A	95	Very environmentally friendly - lower CO ₂ emissions 82 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	
(13-38) F		(13-38) F	
1-12 G		Not environmentally friendly - higher CO ₂ emissions 1-12 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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