



Livingstone Road, Wrose,

£300,000

- * EXTENDED DETACHED * THREE/FOUR BEDROOMS * CONSERVATORY *
- * TWO BATH/SHOWER ROOMS * IMMACULATE THROUGHOUT *
- * GARDENS * PARKING * ATTACHED GARAGE *

Occupying a popular residential location and offering excellent family sized accommodation, is this very well presented three/four bedroom extended detached house.

Benefit from gas central heating, upvc double glazing and briefly comprises reception hall, cloakroom/wc, lounge, modern fitted dining kitchen, conservatory, downstairs office/bedroom four, three first floor bedrooms - master bedroom having en-suite shower room, together with a modern house bathroom with white suite.

To the outside there are gardens, driveway and attached garage.



Reception Hall

With radiator.

Cloakroom/WC

With low suite wc and wash basin.

Lounge

15'2" x 11'3" (4.62m x 3.43m)

With radiator.

Conservatory

11'6" x 11'1" (3.51m x 3.38m)

With radiator and French doors to rear garden.

Office/Sitting Room

7'9" x 9'2" (2.36m x 2.79m)

Dining Kitchen

15'1" x 11'4" (4.60m x 3.45m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, double oven and hob, integrated fridge freezer, dishwasher, store cupboard and radiator.

First Floor Landing

Bedroom One

13'7" x 14'6" (4.14m x 4.42m)

With built in wardrobes, two radiators. En-Suite;

En Suite

Three piece modern white suite.

Bedroom Two

11'4" x 8'6" (3.45m x 2.59m)

With radiator.

Bedroom Three

6'5" x 8'4" (1.96m x 2.54m)

With radiator.

Bathroom

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

Exterior

To the outside there is a garden to the front, driveway parking leading to an attached garage, together with an enclosed garden to the rear.

Directions

From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the 4th exit onto Wrose Rd, left onto Livingstone Rd.

TENURE

FREEHOLD

Council Tax Band

D / 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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