Sugdens
Sales & Lettings

Ridgeway, Wrose,

Offers Over £160,000

* SEMI DETACHED * NO ONWARD CHAIN * THREE BEDROOMS * POPULAR LOCATION *
* MODERN KITCHEN * GARDENS * DRIVEWAY * GARAGE *

Available with no onward chain, is this delightful three bedroom semi detached house.
Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, modern fitted dining kitchen, three first floor bedrooms and a modern house bathroom with white suite.
To the outside there are gardens to front and rear, together with driveway and single garage.

Entrance
With radiator.

Lounge
12'6" x 14'3" (3.81m x 4.34m)
With bay window and radiator.

Dining Kitchen
15'8" x 8'7" (4.78m x 2.62m)
Modern fitted dining kitchen having a range of wall and base units incorporating laminated sink unit, stainless steel sink oven and hob, part tiled walls, upvc French doors to rear garden.

First Floor Landing

Bedroom One
9'9" x 12'7" (2.97m x 3.84m)
With radiator.

Bedroom Two
9'1" x 8'5" (2.77m x 2.57m)
With radiator.

Bedroom Three
6'4" extending to 8'4" x 5'6" (1.93m extending to 2.54m x 1.68m)
With radiator.

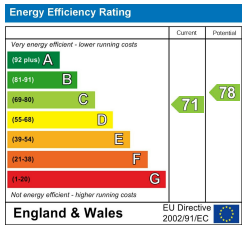
Bathroom
Three piece white suit, tiled walls.

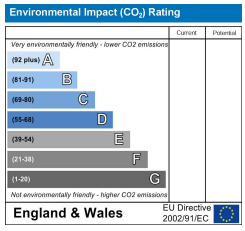
Exterior
To the outside there are gardens, driveway and garage.

Directions
From our office in Idle village continue straight up the High St, at the top continue straight onto Westfield Ln, right onto Wrose Rd, left onto Ridgeway and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
B / 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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