



**Kings Drive, Wrose,**

**£199,950**

**\* SEMI DETACHED \* THREE BEDROOMS \* VERY WELL PRESENTED \* CUL-DE-SAC \***

**\* LANDSCAPED GARDENS \* MODERN KITCHEN & BATHROOM \* DRIVEWAY PARKING \***

A fantastic opportunity for the young family to purchase this delightful three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The 'ready to move into' accommodation briefly comprises entrance porch, reception hall, lounge, modern grey fitted kitchen, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there is driveway parking to the front and side, together with a landscaped garden to the rear with outhouse.



## Entrance Porch

## Hall

With radiator.

## Lounge

19'3" x 11'4" (5.87m x 3.45m)

With two radiators.

## Kitchen

12' x 7'7" (3.66m x 2.31m)

Modern grey fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, plumbing for auto washer, part tiled walls, radiator and store cupboard.

## First Floor Landing

## Bedroom One

9'7" x 11'7" (2.92m x 3.53m)

Double bedroom. With radiator.

## Bedroom Two

11'7" x 9'2" (3.53m x 2.79m)

Double bedroom. With radiator.

## Bedroom Three

7'9" x 6'7" (2.36m x 2.01m)

Good sized bedroom. With radiator.

## Bathroom

Three piece modern white suite, part tiled walls and radiator.

## Exterior

To the outside there is driveway parking to the front and side, together with a good sized landscaped garden to the rear with outhouse.

## Directions

From our office in Idle village take the left onto Idlecroft Rd, turn right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the 4th exit onto Wrose Rd, turn left onto Livingstone Rd, turn right onto King's Dr and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

C / 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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