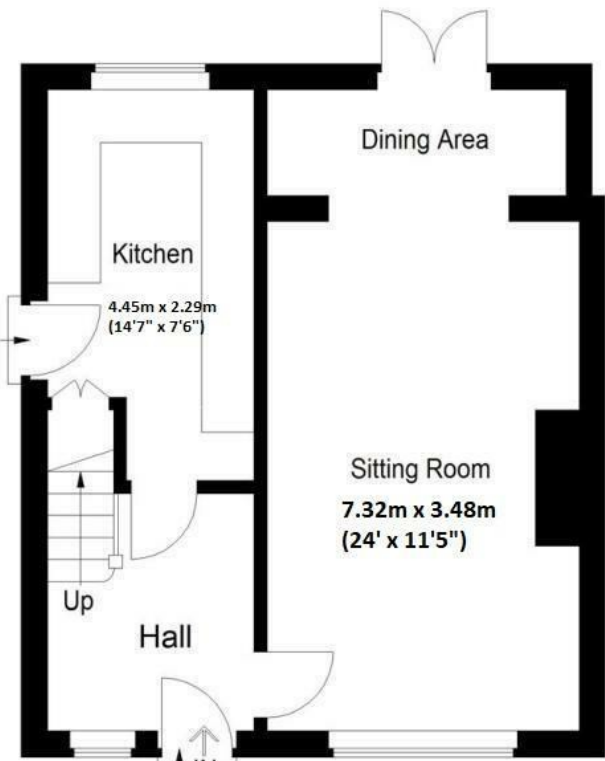
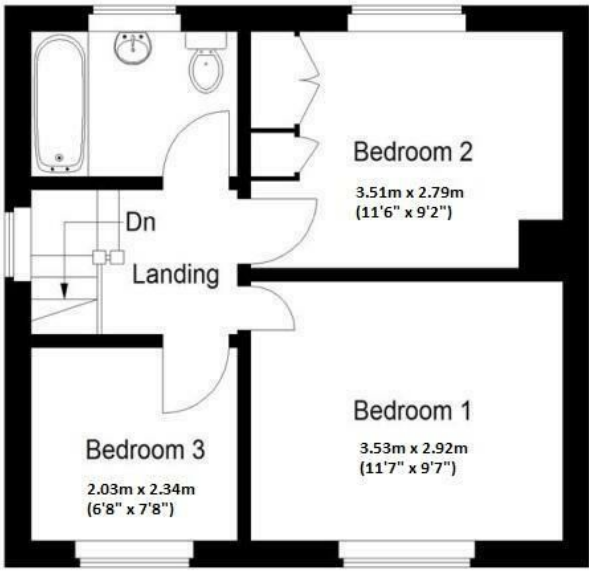


Wrose Grove, BD2

Approximate Gross Internal Area = 79.6 sq m / 857 sq ft



Ground Floor

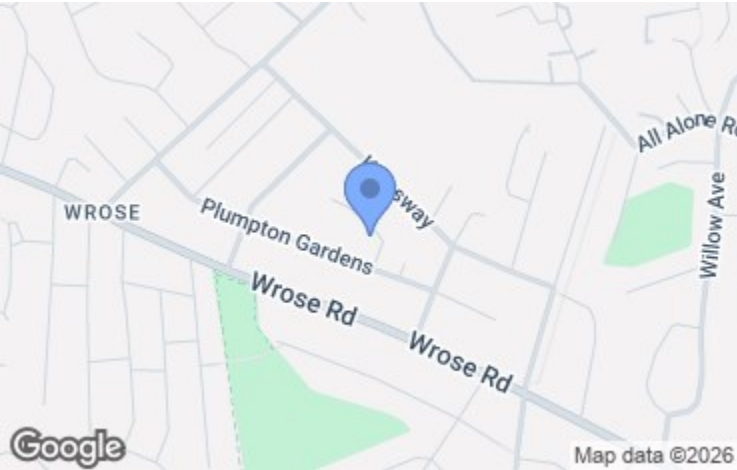


First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Directions

See Mapping.



Viewing arrangements

Strictly by appointment through WW Estates
01274 627444
sales@wwestateagents.com

Wrose Grove, Bradford, BD2 1PQ
Offers In The Region Of £250,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Wrose Grove, Bradford, BD2 1PQ

 1  3  1

**** THREE BEDROOM SEMI-DETACHED **
MODERN FINISH THROUGHOUT **
THROUGH LOUNGE DINER ** MODERN
KITCHEN ** SUBSTANTIAL CORNER PLOT
** DRIVEWAY & GARAGE ** POTENTIAL
TO EXTEND S.T.P.P **** A generously
proportioned 3 bedroom semi-detached family
home, sat on a substantial corner plot, with
previous planning permission (now lapsed)
offering ample potential for further extension
S.T.P.P.

Enter the property to front into a light and airy
entrance hall offering space for coats and shoes,
access to lounge, kitchen and stairs to first floor.
The through lounge diner, extended to the rear
provides ample space for living and family
dining featuring a double glazed window to
front, patio doors to rear, carpeted flooring and
neutral decor. The separate kitchen is fully
equipped with a range of modern white gloss
wall and base units with complimentary work
surfaces over, also including an integral electric
oven, hob and extractor fan, space and
plumbing for washing machine, dishwasher

and fridge freezer, a stylish sink and drainer,
finished with tiled walls, laminate flooring, a
window to rear and door to side giving access to
the garden.

The first floor landing is naturally lit via a
double glazed window to side, gives access to
two double bedrooms with modern decor,
carpeted flooring and double glazed windows,
alongside a third single bedroom with built in
storage, a fitted single bed and double glazed
window. The family bathroom is fully tiled and
comprises a white three piece suite consisting of
a bath with electric shower over, wash hand
basin with vanity unit and a low level flush w/c,

Externally, the property boasts a beautifully
maintained corner plot offering gardens to the
front, side and rear as well as ample off-street
parking and a detached garage with power and
lighting. The garden is mainly laid to lawn with
mature privets along the roadside for added
privacy. To the rear is a low maintenance
garden and seating area, also giving access to
the separate home office



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Three Bedroom, Semi Detached Family Home, Open Plan Living Dining Room,
Generous Sized Gardens, Driveway & Garage, Offering Flexible Living
Accommodation With A Modern Finish Throughout.

Rating authority
Borough Council Tax Band C

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME
BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates
introduce to Altogether Financial Solutions Ltd, who are authorised and regulated
by the Financial Conduct Authority.

Tenure
Freehold