Sugdens
Sales & Lettings

Plumpton Drive, Wrose,

£235,000

* SEMI DETACHED * THREE BEDROOMS * MODERN FITTED KITCHEN * FAMILY SIZED *
* LANDSCAPED GARDENS * CONSERVATORY * DRIVEWAY * GARAGE *

A fantastic opportunity for the growing family to purchase this delightful three bedroom semi detached house.
Benefits from gas central heating, upvc double glazing and alarm system.
The well presented accommodation briefly comprises reception hall, large lounge, modern fitted kitchen, conservatory, three first floor bedrooms and a house bathroom with white suite.
To the outside there are landscaped gardens, driveway and garage.

Reception Hall

Lounge
19'2" x 11'5" (5.84m x 3.48m)
With a media wall incorporating TV and sound bar, modern log effect glass fire, radiator and French doors to conservatory.

Kitchen
12'1" x 7'6" (3.68m x 2.29m)
Modern fitted kitchen having a range of wall and base units incorporating electric cooker, wine cooler, part tiled walls and radiator.

Conservatory
9'6" x 8'8" (2.90m x 2.64m)
With radiator and access to rear garden.

First Floor Landing

Bedroom One
11'7" x 10'1" (3.53m x 3.07m)
With radiator.

Bedroom Two
11'7" x 8'6" (3.53m x 2.59m)
With radiator.

Bedroom Three
6'7" x 7'6" (2.01m x 2.29m)
With radiator.

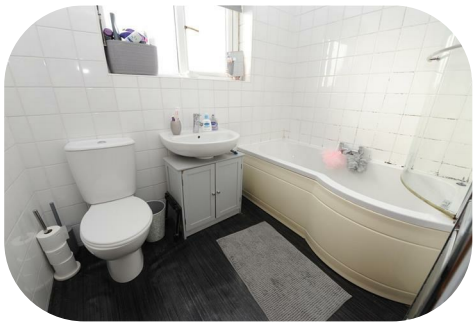
Bathroom
Three piece white suite, tiled walls and heated towel rail.

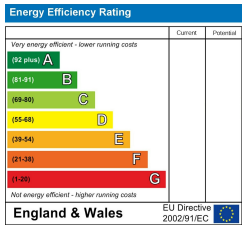
Exterior
To the outside there are landscaped gardens, driveway and garage.

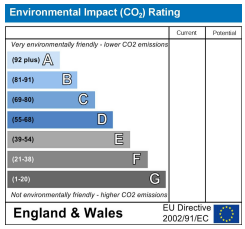
Directions
From our office in Idle village proceed straight onto High St, at the top continue straight onto Westfield Ln, turn left onto Kingsway, right onto Plumpton Dr and the property will be seen displayed via our For Sale board.

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.

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