



## 8 Ridgeway, Wrose, Shipley, West Yorkshire, BD18 1PL Offers Over £210,000

HAMILTON BOWER are pleased to welcome to market FOR SALE this well-presented THREE BEDROOM SEMI-DETACHED FAMILY HOME located in the popular residential village of Wrose, Shipley. With its open-plan layout, modern finish throughout and off-street parking, we expect this property to be popular with families looking for a home in the area. Internally comprising; kitchen/breakfast room with open plan dining and living rooms, conservatory, wc, three bedrooms, house bathroom and loft. Externally the property has a driveway to front and gardens to both front and rear. Benefiting from gas central heating and double glazing throughout.

TO VIEW CONTACT HAMILTON BOWER TODAY!



## GROUND FLOOR

### KITCHEN / BREAKFAST ROOM

9'2 × 8'1 (2.79m × 2.46m)

The hub of this family home; extended kitchen/breakfast room with open-plan dining room leading to living and conservatory.

The kitchen is fitted with matching white wall and base units with contrasting wood worktops, hard wood flooring, central breakfast bar and a utility store.

Appliances featured - sink with drainer, hob with oven/grill and fridge-freezer.

### DINING ROOM

13'3 × 9'8 (4.04m × 2.95m)

Good-sized dining room with accompanying w/c and conservatory.

The dining room has an alcove storage cupboard, can accommodate a large table and chairs as seen and is open-plan to the kitchen.

### LOUNGE

14'11 (inc bay) × 12'5 (4.55m (inc bay) × 3.78m)

Good-sized living room with bay window and view to the front garden.

The room can accommodate a two-piece suite as seen and is domed open-plan to the kitchen and dining rooms.

### CONSERVATORY

8'2 × 5'6 (2.49m × 1.68m)

Double glazed conservatory with sliding doors from the dining room and access to the garden.

### W.C

Downstairs WC with coat store and wash basin as seen.

## FIRST FLOOR

### BEDROOM ONE

10'8 × 8'5 (3.25m × 2.57m)

Well-presented master bedroom overlooking the rear of the property.

With space for a large bed and dressing furniture.

### BEDROOM TWO

10'5 × 8'5 (3.18m × 2.57m)

Double bedroom overlooking the front of the property with space for a large bed and dressing furniture.

### BEDROOM THREE

7'9 × 5'8 (2.36m × 1.73m)

Third bedroom, a smaller single which can be used for a child or as an office space.

### LOFT

Hatch from bedroom three to good-sized loft offering good storage space.

### BATHROOM

Recently fitted contemporary bathroom fitted with tiled flooring and matching three-piece suite as seen - bath with overhead shower, wc, wash basin and towel rail.

### EXTERNAL

Front elevation of semi-detached property with front door to entrance hall, side door to kitchen and side access to garden.

The property has a good-sized driveway to front and a small garden.

### GARDEN

Good-sized garden to the rear of the property with enclosed fencing and access from the conservatory. The garden has a small lawn and patio area.

