Sugdens
Sales & Lettings



Low Ash Drive, Wrose,

£199,950

* SEMI DETACHED * THREE BEDROOMS * MODERN SHOWER ROOM * FRONT VIEWS *
* FAMILY SIZED * LANDSCAPED GARDENS * POPULAR LOCATION *

A fantastic opportunity for either first time buyer or 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 reception hall, lounge, fitted kitchen, three first floor bedrooms and a lovely modern house shower room.

To the outside there are stunning landscaped gardens - split level to the rear.







Reception Hall
With radiator.

Lounge
18'9" x 11'7" (5.72m x 3.53m)
Having a wood burner set in chimney breast, oak flooring, radiator, upvc French doors to rear garden.

Kitchen
11'5" x 7'5" (3.48m x 2.26m)
With wall and base units incorporating laminated sink unit, gas cooker, plumbing for auto washer, part tiled walls and radiator.

First Floor Landing

Shower Room
Three piece modern suite comprising walk-in shower, vanity wash basin/low suite wc, towel radiator.

Bedroom One
9'9" x 10'6" (2.97m x 3.20m)
With fitted wardrobes and radiator.

Bedroom Two
11'9" x 8'7" (3.58m x 2.62m)
With radiator.

Bedroom Three
8'7" x 6'10" max (2.62m x 2.08m max)
With radiator.

Exterior
To the outside there are well stocked landscaped gardens to both front and rear.

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

TENURE
FREEHOLD

Council Tax Band
B / Bradford



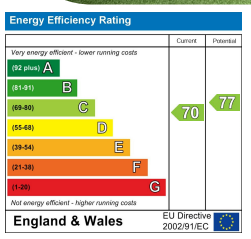


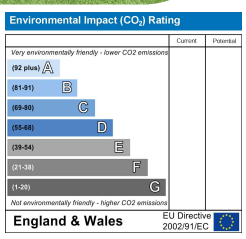






Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease 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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