Sugdens
Sales & Lettings



Welwyn Avenue, Wrose

£195,000

* IMMACULATE * IMMACULATE * IMMACULATE *
* SEMI DETACHED * TWO BEDROOMS * MODERNISED & UPDATED * POPULAR CUL-DE-SAC *
* VIEWS ACROSS OPEN FIELDS * GARDENS * GARAGE *

Providing 'ready to move into' accommodation, is this delightful two bedroom semi detached house. Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, black gloss fitted dining kitchen, two first floor bedrooms and a lovely four piece house bathroom.
To the outside there are gardens, driveway and garage.
Viewing is highly recommended.











Entrance

Lounge
13'7" x 13'4" (4.14m x 4.06m)
Having audio/display plinths, ornate feature fireplace, bay window, radiator.

Dining Kitchen
13'4" x 10'5" (4.06m x 3.18m)
Modern fitted kitchen having a range of black gloss wall and base units incorporating laminated sink unit set in island, integrated fridge freezer, auto washer, oven and hob, part tiled walls, upvc French doors to rear garden, store cupboard and radiator.

First Floor Landing

Bedroom One
14'1" x 13'5" into bay (4.29m x 4.09m into bay)
With bay window, radiator.

Bedroom Two
10'7" x 7'1" (3.23m x 2.16m)
With built in wardrobes and radiator.

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

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

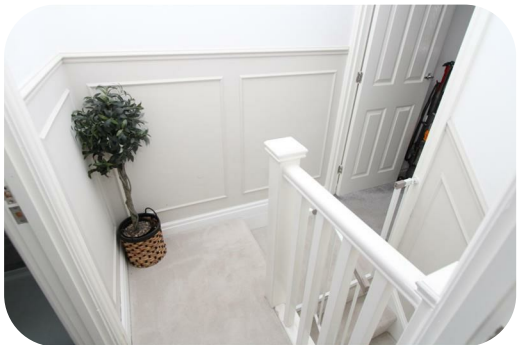
Directions
From our office in Idle village continue straight onto High St, at the top continue straight onto Westfield Ln, right onto Welwyn Ave and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
B / Bradford

Personal Interest
Please Note: The seller of this property is related to a Sugdens staff member.









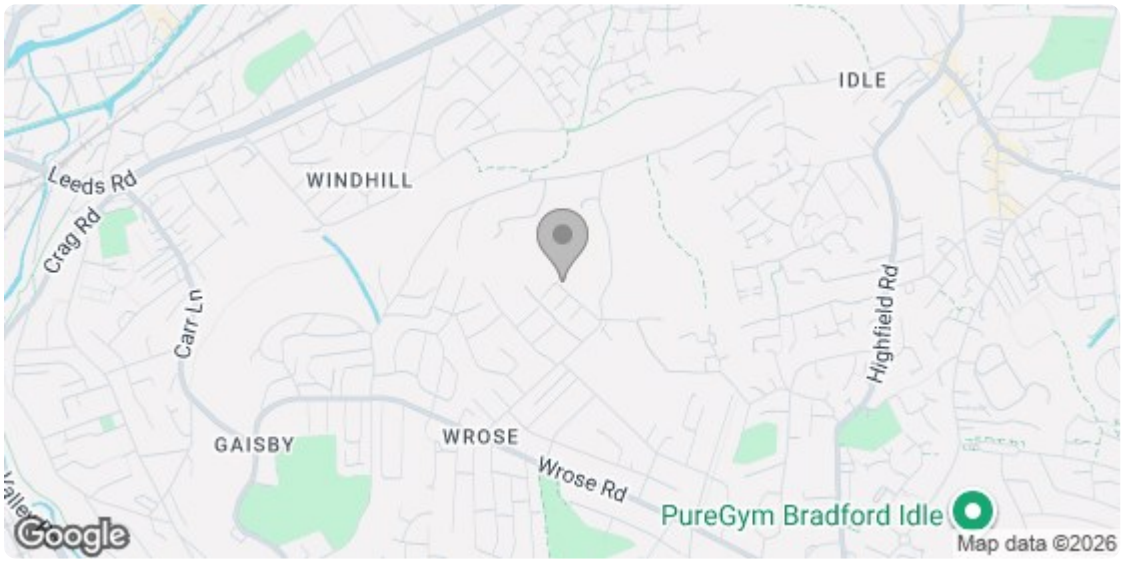


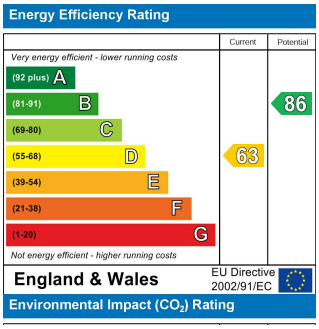

Hello











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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk

rightmove The Property Ombudsman Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915 DPS The Deposit Protection Service