Sugdens
Sales & Lettings



Ridgeway, Wrose,

£155,000

* TOWN HOUSE * THREE BEDROOMS * TWO RECEPTION ROOMS * NO CHAIN *
* GARDENS * POPULAR LOCATION *

Available with no onward chain, is this three bedroom inner town house.
Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, dining room, fitted kitchen, three first floor bedrooms and bathroom.
To the outside there are gardens to both front and rear.







Entrance Hall
With radiator.



Lounge
11'2" x 13'9" (3.40m x 4.19m)
With electric fire in feature fireplace surround, radiator.

Dining Room
8'4" x 9' (2.54m x 2.74m)
With radiator.

Kitchen
7'7" x 7'10" (2.31m x 2.39m)
Oak effect fitted kitchen having a range of all and base units incorporating stainless steel sink unit, plumbing for auto washer, part tiled walls.



First Floor Landing

Bedroom One
12'6" x 10'1" (3.81m x 3.07m)
With radiator.

Bedroom Two
9'9" x 10' (2.97m x 3.05m)
With radiator.



Bedroom Three
6'7" x 6'7" narrowing to 4'9" (2.01m x 2.01m narrowing to 1.45m)
With radiator.

Bathroom
Three piece white suite, tiled walls.



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

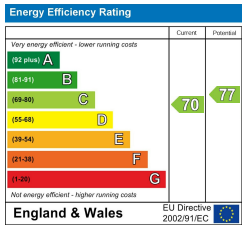
Directions
From our office in Idle village continue straight onto High St, continue straight onto Westfield Ln, after 1.2 miles turn right onto Wrose Rd, left onto Ridgeway and the property will be seen displayed via our For Sale board.

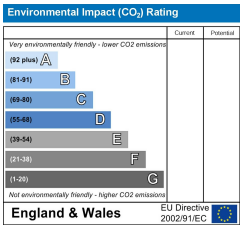
TENURE
FREEHOLD

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.





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

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