



## Wrose View, Wrose, Shipley,

**£220,000**

- \*\* SEMI DETACHED \*\* THREE BEDROOMS \*\* MODERN FITTED DINING - KITCHEN \*\*
- \*\* GARDENS, DRIVEWAY, GARAGE \*\* CONVERTED LOFT \*\* CUL-DE-SAC LOCATION \*\*
- \*\* CLOSE TO HIGHLY REGARDED FIRST SCHOOL \*\*

Occupying a cul-de-sac setting is this delightful three bedroom semi detached house. The property benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, modern fitted dining kitchen and cloakroom. Three first floor bedrooms and a house bathroom. The loft is converted for a variety of uses.

To the outside there are flat lawned and bedded gardens with a driveway leading to a detached garage.

Viewing highly recommended!



## Entrance

## Cloakroom

Low flush wc, pedestal wash basin and radiator.

## Lounge

15'2" x 12'3" (4.62m" x 3.73m")

Solid fuel burner set in chimney breast, oak flooring, bay window and radiator.

## Dining Kitchen

12'7" x narrowing 9'7" x 15'3" (3.84m" x narrowing 2.92m" x 4.65m" )

Modern white fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, quartz worktop, integrated dishwasher, integrated oven & hob, oak flooring and upvc door leading to rear garden.

## First Floor Landing

## Bedroom One

12'0" x 9'8" (3.66m" x 2.95m")

Fitted wardrobes and radiator.

## Bedroom Two

9'8" x 10'5" (2.95m" x 3.18m")

Radiator.

## Bedroom Three

9'1" x narrowing 7'2" x 5'7" (2.77m" x narrowing 2.18m" x 1.70m")

Radiator.

## Bathroom

## Loft

Access via a pull down ladder. Velux skylight.

## Exterior

Flat lawn and bedded gardens together with driveway parking leading to a detached garage with electric door.

## Tenure

FREEHOLD

## Council Tax Band

B



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
84	66		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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