



Low Ash Crescent, Wrose,
£160,000

- * SEMI DETACHED * THREE BEDROOMS * NO ONWARD CHAIN *
- * GARDENS & GARAGE * POPULAR LOCATION * SHOWER ROOM *

Available with no onward chain, is this three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance hall, lounge, dining kitchen, three first floor bedrooms and shower room.

To the outside there are gardens, driveway and garage.



Entrance Hall

With radiator.

Lounge

14'9" into bay x 12'5" (4.50m into bay x 3.78m)

With gas fire in feature fireplace, radiator, bay window.

Dining Kitchen

15'5" x 9'4" (4.70m x 2.84m)

Dark oak effect fitted kitchen having a range of wall and base units incorporating laminated sink unit, gas hob, electric oven, part tiled walls and radiator.

First Floor Landing

Bedroom One

12'8" x 8'10" (3.86m x 2.69m)

With built in wardrobes and radiator.

Bedroom Two

9'4" x 9'4" (2.84m x 2.84m)

With radiator.

Bedroom Three / Box Room

6'3" x 5'1" (1.91m x 1.55m)

With radiator.

Shower Room

Three piece suite, part tiled walls and radiator.

Exterior

To the outside there are gardens to both front and rear, driveway to side leading to a single garage.

Directions

From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street and continue to the top, here proceed straight ahead onto Westfield Lane, continue for approx. 1.2 miles, turn right onto Wrose Rd, after 0.3 miles turn right onto Low Ash Crescent and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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