



**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

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

## 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.

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](http://www.sugdensestates.co.uk)