



**Low Ash Avenue, Wrose,**

**£180,000**

\* SEMI DETACHED \* TWO BEDROOMS \* VERY WELL PRESENTED \* REAR VIEWS \*  
\* MODERN KITCHEN & BATHROOM \* LOVELY GARDEN \*

Providing immaculate '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, modern fitted dining kitchen, two first floor bedrooms and a modern shower room.

To the outside there are gardens, patio and shed.





## Entrance

## Lounge

13'8" x 11'10" (4.17m x 3.61m)

With bay window and radiator.

## Kitchen

15'1" x 7'4" (4.60m x 2.24m)

Modern cream fitted kitchen with a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, plumbing for auto washer, built in window seat, radiator.

## First Floor Landing

## Bedroom One

15'2" narrowing to 12'2" x 10' (4.62m narrowing to 3.71m x 3.05m)

With radiator.

## Bedroom Two

9'6" x 9' (2.90m x 2.74m)

With radiator.

## Shower Room

Three piece modern white suite, heated towel rail.

## Exterior

To the outside there is a garden to the front and a larger enclosed lawned and patio garden to the rear with garden shed.

## Directions

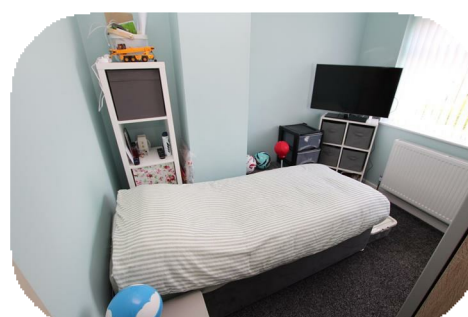
From our office in Idle village proceed straight up the High Street, continue straight onto Westfield Ln, turn right onto Wrose Rd, right onto Towngate, take the slight right onto Low Ash Ave and the property will shortly be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

B



**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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(50-60) <b>C</b>		
(55-68) <b>D</b>			(35-49) <b>D</b>		
(39-54) <b>E</b>			(29-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)

