



Wrose Brow Road, Shipley,

£149,950

* SEMI DETACHED * THREE BEDROOMS * NO CHAIN * MODERN BATHROOM *
* GARDENS * PARKING * GARAGE * GREAT STARTER HOME *

Available with no onward chain, is this delightful three bedroom semi detached house. Benefits from gas central heating, upvc double glazing and briefly comprises entrance porch, lounge, dining kitchen, three first floor bedrooms and a modern house bathroom with white suite. To the outside there are gardens to both front and rear, together with driveway, car port and garage.



Entrance Porch

Lounge

15'3" x 12'3" (4.65m x 3.73m)

With electric fire in store fireplace surround, radiator.

Dining Kitchen

13'7" x 9'3" (4.14m x 2.82m)

Modern fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer.

First Floor Landing

Bedroom One

12' x 8'7" (3.66m x 2.62m)

With built in wardrobes and radiator.

Bedroom Two

9'3" x 10'2" (2.82m x 3.10m)

With built in wardrobes and radiator.

Bedroom Three

5'2" x 6'10" (1.57m x 2.08m)

Bathroom

Three piece modern white suite, tiled walls and heated towel rail.

Exterior

To the outside there is a garden to the front, driveway to the side leading to car port and an oversized garage, plus a garden to the rear.

Directions

From our office in Idle village proceed straight up The High Street, turn right onto Town Lane, turn left onto Leeds Rd, after 1.3 miles turn left onto Wrose Brow Rd 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.

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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