



Kings Drive, Wrose,

£199,950

**** SEMI DETACHED ** THREE BEDROOMS ** CONSERVATORY ** MODERNISED THROUGHOUT **
** CUL-DE-SAC LOCATION ** LANDSCAPED GARDENS ** DRIVEWAY & GARAGE **
** MODERN KITCHEN & BATHROOM ****

Occupying a much sought after and delightful cul-de-sac setting is this family sized three bedroom semi detached house. Benefits gas central heating upvc double glazing and alarm system. The 'ready to move into' accommodation has been modernised and updated by its present owners and briefly comprises reception hall, through lounge with dining area, conservatory and modern fitted kitchen. On the first floor are three bedrooms and a modern white house bathroom. Outside are landscaped gardens with a resin drive leading to a detached garage.



Occupying a much sought after and delightful cul-de-sac setting is this family sized three bedroom semi detached house. Benefits gas central heating upvc double glazing and alarm system. The 'ready to move into' accommodation has been modernised and updated by its present owners and briefly comprises reception hall, through lounge with dining area, conservatory and modern fitted kitchen. On the first floor are three bedrooms and a modern white house bathroom. Outside are landscaped gardens with a resin drive leading to a detached garage.

Reception Hall

Radiator.

Lounge / Dining Area

19'0" x 11'6" (5.79m" x 3.51m")

Modern log effect electric fire, laminate wood flooring, three radiators and upvc french doors leading to rear garden.

Kitchen

13'1" x 7'7" (3.99m" x 2.31m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric hob, double oven, plumbing for auto washer, part tiled, storage cupboard and radiator.

Conservatory

10'2" x 7'8" (3.10m" x 2.34m")

Bi-folding doors leading to rear garden.

First Floor Landing

Bedroom One

9'9" x 9'7" (2.97m" x 2.92m")

Fitted wardrobes and radiator.

Bedroom Two

12'0" x 11'2" (3.66m" x 3.40m")

Radiator.

Bedroom Three

7'9" x 6'9" (2.36m" x 2.06m")

Radiator.

Bathroom

Modern three piece suit comprising panelled bath, vanity sink unit, flow flush wc and radiator.

Loft

Part boarded.

Access via pull down ladder.

Exterior

To the outside there is a driveway to the side leading to a detached garage together with landscaped gardens to front and rear.

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road and proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the fourth exit onto Wrose Road, proceed straight ahead at the traffic lights with Kings Road and shortly after take the left onto Livingstone Rd, turn right onto King's Drive and the property will shortly be seen displayed via our For Sale board.

Council Tax Band

C

Tenure

FREEHOLD.

PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.



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 | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (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 | | (11-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| | 83 | | |
| | 55 | | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
 4 North Street, Keighley, BD21 3SE Tel 01535 843333 email keighley@sugdensesstates.co.uk
 website www.sugdensesstates.co.uk



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

