



**Kingsway, Wrose,**

**£230,000**

\* EXTENDED SEMI DETACHED \* THREE BEDROOMS \* CONSERVATORY \* MODERN FITTED KITCHEN \*  
\* POPULAR LOCATION \* PARKING \*

A delightful extended semi detached house offering excellent family sized accommodation in a popular location. Benefits from gas central heating, upvc double glazing and alarm system.

The 'ready to move into' accommodation briefly comprises reception hall, lounge with dining area, modern fitted kitchen, conservatory, three first floor bedrooms and house bathroom with white suite.

To the outside there are gardens and parking.



## Reception Hall

With radiator.

## Lounge with Dining Area

24'2" x 11'4" (7.37m x 3.45m)

Having a stainless steel pebble effect gas fire in modern fireplace surround, two radiators.

## Kitchen

11'10" x 7'5" (3.61m x 2.26m)

Modern fitted kitchen having a range of high gloss wall and base units incorporating stainless steel sink unit, electric oven and hob, cooker hood, plumbing for auto washer, plumbing for dishwasher, radiator and store cupboard.

## Conservatory

11'5" x 8'10" (3.48m x 2.69m)

With radiator, solid roof and skylight.

## First Floor Landing

## Bedroom One

11'6" x 9'7" (3.51m x 2.92m)

With fitted wardrobes, laminated wood floor, radiator.

## Bedroom Two

12'3" x 9'2" (3.73m x 2.79m)

With fitted wardrobes and radiator.

## Bedroom Three

7'9" x 6'8" (2.36m x 2.03m)

With radiator.

## Bathroom

Three piece white suite, tiled walls and radiator.

## Exterior

To the outside there are gardens and parking.

## 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, after 1 mile turn left onto Kingsway and the property will shortly be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

C / 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
81	61		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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