



**Plumpton Lea, Wrose,**

**£195,000**

\* SEMI DETACHED \* THREE BEDROOMS \* CONSERVATORY \* NO CHAIN \*  
\* REQUIRES SOME MODERNISATION \* POPULAR LOCATION \* TWO GARAGES \* FAMILY SIZED \*

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, conservatory, kitchen, three first floor bedrooms and a house bathroom.

To the outside there are good sized gardens -with potential to extend (subject to any relevant planning consents), together with driveway and two garages.



## Entrance Hall

With radiator and store cupboard.

## Lounge

18'9" x 11'6" (5.72m x 3.51m)

With gas fire in feature fireplace surround, radiator.

## Kitchen

11'3" x 7'6" (3.43m x 2.29m)

White wall and base units incorporating laminated sink unit, gas cooker.

## Conservatory

## First Floor Landing

## Bedroom One

11'6" x 10'4" (3.51m x 3.15m)

With radiator.

## Bedroom Two

8'5" x 9'6" (2.57m x 2.90m)

With fitted wardrobes and radiator.

## Bedroom Three

6'7" x 7'7" (2.01m x 2.31m)

With radiator.

## Bathroom

Three piece suite.

## Exterior

To the outside there are gardens, driveway and two garages.

## Directions

From our office in Idle village proceed straight up The High Street, at the top continue straight onto Westfield Ln, turn left onto Kingsway, right onto Plumpton Lea and the property will 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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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