



**Ridgeway, Wrose,**

**£250,000**

\* MODERN DETACHED \* THREE BEDROOMS \* GARDENS & PARKING \*  
\* BUILT APPROX 6 YEARS AGO \* POPULAR LOCATION \*  
\* MODERN FITTED KITCHEN & BATHROOM \*

A fantastic opportunity for a growing family to purchase this delightful three bedroom detached house. Benefits from gas central heating, UPVC double glazing and alarm system.

The "ready to move into" accommodation briefly comprises entrance, lounge, modern fitted dining kitchen and cloakroom. Three first floor bedrooms and a modern white house bathroom.

To the outside there is driveway parking and enclosed landscaped rear garden with outhouse.

**VIEWING HIGHLY RECOMMENDED!**



### Entrance Hall

Central heating radiator.

### Cloakroom

Low flush WC, hand wash basin and central heating radiator.

### Lounge

16'1 x 11'3 (4.90m x 3.43m)

Media wall, Bay window and central heating radiator.

### Dining Kitchen

14'8 x 10'8 (4.47m x 3.25m)

Modern wall and base units and Stainless Steel sink unit. Electric oven and hob with extractor over. Integrated Fridge Freezer, Dishwasher and plumbing for washing machine. Useful storage cupboard, central heating radiator and UPVC French doors leading out to the rear garden.

### First Floor Landing

#### Bedroom One

11'5 x 8'4 (3.48m x 2.54m)

Walk in wardrobe and central heating radiator.

#### Bedroom Two

10'3 x 8'3 (3.12m x 2.51m)

Central heating radiator.

#### Bedroom Three

6'3 x 9'2 (1.91m x 2.79m)

Central heating radiator.

### Bathroom

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

### Loft

### External

Off street parking to the front. Enclosed landscaped garden to the rear with garden shed.

### COUNCIL TAX BAND

C / Bradford

### TENURE

FREEHOLD



**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 82 plus A	95	Very environmentally friendly - lower CO <sub>2</sub> emissions 82 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	
(13-38) F		(13-38) F	
1-12 G		Not environmentally friendly - higher CO <sub>2</sub> emissions 1-12 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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