



Ridgeway, Wrose,

£180,000

* SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * NO CHAIN *
* GARDENS * PARKING *

* ATTENTION LANDLORDS!!! CURRENTLY LET AT £975PCM *

Offering fantastic family sized accommodation, is this delightful three bedroom semi detached house. Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, dining/sitting room, fitted kitchen, three first floor bedrooms and a house bathroom with white suite. To the outside there are gardens to both front and rear, together with a driveway to the side.



Entrance

Lounge

15'2" x 11'8" (4.62m x 3.56m)

Having a pebble effect electric fire in ornate feature fireplace, laminated wood floor, bay window, radiator.

Kitchen

13'9" x 5' (4.19m x 1.52m)

Fitted kitchen having a range of black gloss wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, radiator.

Dining/Sitting Room

14'3" x 8'2" (4.34m x 2.49m)

With radiator.

First Floor Landing

Bedroom One

9'6" x 11'4" (2.90m x 3.45m)

With radiator.

Bedroom Two

10'1" x 9'6" (3.07m x 2.90m)

With radiator.

Bedroom Three

6'8" x 5'5" (2.03m x 1.65m)

With radiator.

Bathroom

White three piece suite, tiled walls, radiator.

Loft

Boarded. With a velux skylight. Accessed via a pull down ladder.

Exterior

To the outside there is a garden to the front, drive to the side and a patio garden to the rear.

Directions

From our office in Idle village continue straight onto High St, continue straight onto Westfield Ln, right onto Wrose Rd, left onto Ridgeway 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	

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
website www.sugdensesstates.co.uk