



**Kings Road, Wrose,**

**£210,000**

**\*\* SEMI DETACHED BUNGALOW \*\* TWO BEDROOMS \*\* SOUGHT AFTER LOCATION \*\***

**\*\* GARDENS, PARKING & GARAGE \*\* NO CHAIN \*\* MODERN BATHROOM \*\***

Occupying a desirable and popular location, is this delightful two bedroom semi detached bungalow.

Benefits from gas central heating, upvc double glazing and alarm system.

The well presented and manageable accommodation briefly comprises reception hall, lounge, fitted dining kitchen, two bedrooms and a lovely house bathroom with white suite.

To the outside there are lawned and bordered gardens, driveway parking and detached garage.



## Reception Hall

With radiator and storage cupboard.

## Lounge

16' x 11' (4.88m x 3.35m)

With a coal effect gas fire in feature fireplace surround, bay window, radiator.

## Kitchen

10' x 9'5" (3.05m x 2.87m)

White oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas cooker point, plumbing for auto washer, radiator, patio doors to rear garden.

## Bedroom One

11'5" x 7'9" (3.48m x 2.36m)

With fitted wardrobes and radiator.

## Bedroom Two

11' x 8' (3.35m x 2.44m)

With radiator and storage cupboard.

## Bathroom

With white three piece suite comprising panelled bath, low suite wc, pedestal wash basin, tiled walls and heated towel rail.

## Exterior

To the outside there is a garden to the front, driveway to the side providing off-road parking, together with a lawned garden to the rear and a single garage.

## Directions

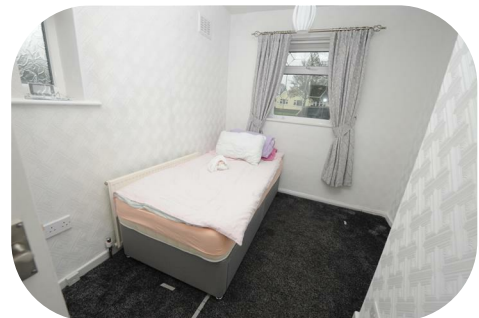
From our office in Idle village take the left Idlecroft Rd, right onto Bradford Rd, go through the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the 4th exit onto Wrose Rd, right onto King's Rd and the property will shortly be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

C



**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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-91) A		88	(92-91) A		
(81-61) B			(81-61) B		
(55-54) C			(55-54) C		
(44-43) D			(44-43) D		
(39-34) E			(39-34) E		
(21-15) F			(21-15) F		
(1-10) G			(1-10) G		
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		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesates.co.uk](mailto:idle@sugdensesates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesates.co.uk](mailto:queensbury@sugdensesates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesates.co.uk](mailto:cleckheaton@sugdensesates.co.uk)  
website [www.sugdensesates.co.uk](http://www.sugdensesates.co.uk)