



Wrose Road, Wrose, Reduced To £215,000

**** EXTENDED ** SEMI DETACHED ** FOUR BEDROOMS ** TWO RECEPTION ROOMS **
** CORNER PLOT ** NO ONWARD CHAIN ** GARDENS, PARKING & GARAGE **
*** POTENTIAL TO EXTEND FURTHER (STPP) *****

Nestled in the sought-after area of Wrose Road, Shipley, this charming semi-detached house presents an excellent opportunity for those looking to create their dream home. Boasting four spacious bedrooms, this property is perfect for families or those seeking extra space. The house features two inviting reception rooms, providing ample room and benefits from gas central heating, upvc double glazing and alarm system.

Set on a generous corner plot, the property benefits from a garden that wraps around three sides, offering a delightful outdoor space. Additionally, there is convenient parking available for two vehicles, along with a garage, ensuring that you will never be short of space for your cars or storage.

While the property is in a popular location, it does require some updating, allowing you to personalise it to your taste and style. With no onward chain, you can move in without delay and start making this house your home.



Entrance Porch

Reception Hall

With radiator.

Lounge

13'6" x 11'4" (4.11m x 3.45m)

Having a pebble effect electric fire in feature fireplace surround, bay window, radiator.

Bedroom Four

11'2" x 7'9" (3.40m x 2.36m)

With radiator.

Dining Room

11'2" x 14'2" (3.40m x 4.32m)

With radiator.

Kitchen

9'9" x 9'8" (2.97m x 2.95m)

Beechwood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, radiator.

First Floor

Bedroom One

11'9" x 10'5" (3.58m x 3.18m)

With fitted wardrobes and radiator.

Bedroom Two

11' x 10'5" (3.35m x 3.18m)

With radiator.

Bedroom Three

6'6" x 6'6" (1.98m x 1.98m)

With radiator.

Bathroom

Three piece white suite, tiled walls and radiator.

Exterior

To the outside there are gardens to three sides, driveway and detached garage.

Directions

From our office in Idle village proceed straight ahead up the High Street, continue straight onto Westfield Ln, after 1.2 miles turn right onto Wrose Rd and the property will shortly be seen on the corner of Ridgeway, 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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(8-11) A		
(81-91) B			(12-15) B		
(69-80) C			(16-20) C		
(55-68) D			(21-25) D		
(39-54) E			(26-30) E		
(21-38) F			(31-35) F		
(1-20) G			(36-40) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk