



## Wrose Road, Wrose

**£235,000**

\* EXTENDED SEMI DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \*  
\* TWO BATH/SHOWER ROOMS \* CONSERVATORY \* POPULAR LOCATION \*

Extended semi detached house offering excellent family sized accommodation in a popular location.

Situated opposite playing fields and within easy reach of local amenities.

Benefits from the modern home comforts of gas central heating, upvc double glazing.

To the outside there is ample parking, block paved driveway, integral garage, together with a private enclosed rear garden with patio.

Viewing is highly recommended.





### Entrance Porch

### Entrance Hall

With laminated wood floor, radiator.

### Lounge

14'6" x 11'7" (4.42m x 3.53m)

With bay window and radiator.

### Sitting/Dining Room

17'6" x 10'5" (5.33m x 3.18m)

With feature fireplace set in chimney breast, radiator and coats cupboard..

### Kitchen

13'3" x 7'10" (4.04m x 2.39m)

Beech-wood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, split level double oven and hob, part tiled walls, radiator and access to the integral garage.

### Conservatory

10'2" x 9'9" (3.10m x 2.97m)

With laminated wood floor and access to the rear garden.

### Bathroom

Three piece white suite comprising panelled bath with shower and screen over, low suite wc, vanity sink unit, part tiled walls and radiator.

### First Floor Landing

### Bedroom One

10'11" x 10'6" (3.33m x 3.20m)

With radiator.

### Bedroom Two

11'6" x 9'10" (3.51m x 3.00m)

With radiator.

### Bedroom Three

7'6" x 6'10" (2.29m x 2.08m)

With radiator.





### Shower Room

Three piece shower room comprising shower cubicle, low suite wc, vanity sink unit, tiled walls, radiator.

### Exterior

To the outside there is a block paved drive to the front providing ample off-road parking leading to an integral garage. There is an enclosed private lawned garden to the rear with patio.

### Directions

From our office in Idle village take the left onto Idlecroft Rd, turn right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the fourth exit onto Wrose Rd and the property will be seen displayed via our For Sale board.

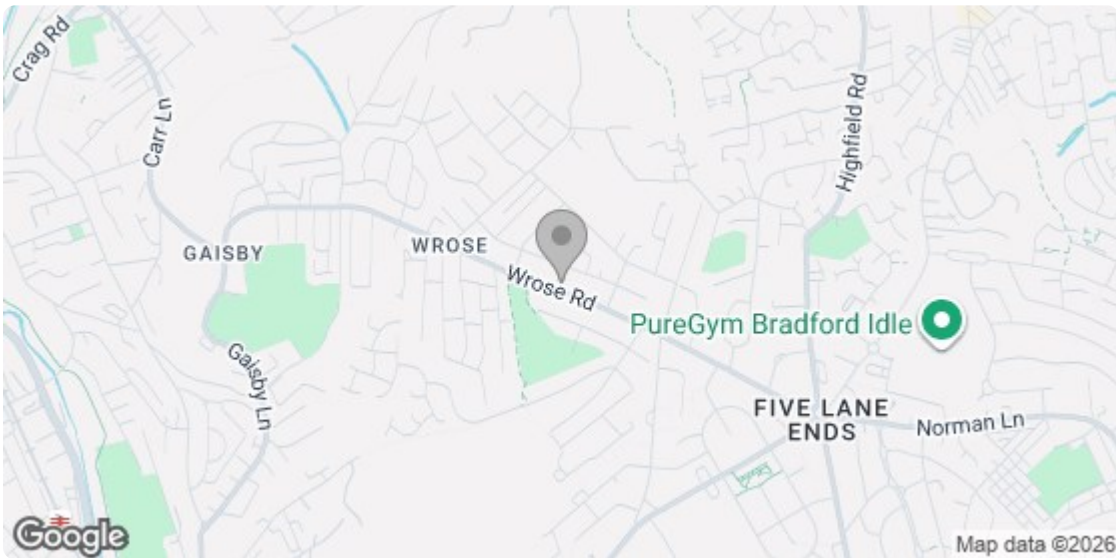
### TENURE

FREEHOLD

### Council Tax Band

C / Bradford





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			

**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.

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