



## Kingsway, Wrose

**£199,950**

\* SEMI DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* LOFT CONVERSION \*  
\* MODERN KITCHEN & BATHROOM \* GARAGE \* DRIVE \* GARDEN \*

Offering excellent family sized accommodation on this popular residential development, is this delightful three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, dining room, modern white fitted kitchen, three first floor bedrooms, modern white house bathroom and a loft conversion (no building regs).

To the outside there are gardens to both front and rear, together with a driveway to single garage.





## Reception Hall

### Lounge

14'8" x 11'10" (4.47m x 3.61m)

With a stainless steel pebble effect electric fire in feature fireplace surround, radiator.

### Kitchen

10'5" x 6'10" (3.18m x 2.08m)

Modern fitted kitchen having a range of high gloss wall and base units incorporating stainless steel sink unit, electric double oven and hob, integrated dishwasher.

### Dining Room

10'6" x 7'10" (3.20m x 2.39m)

With radiator.

## First Floor Landing

### Bedroom One

14'5" x 9'1" (4.39m x 2.77m)

With radiator.

### Bedroom Two

10'11" x 9'1" (3.33m x 2.77m)

With radiator.

### Bedroom Three

9'5" x 5'10" (2.87m x 1.78m)

With access to the loft conversion.

### Bathroom

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

### Converted Loft

15'1" x 11'8" (4.60m x 3.56m)

Accessed via bedroom three. With skylight. (No building regs).

### Exterior

To the outside there are gardens to both front and rear, together with driveway to the side leading to a detached garage.





### Directions

From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street and continue to the top, here proceed straight ahead onto Westfield Lane and continue for one mile, turn left onto Kingsway and the property will shortly be seen displayed via our For Sale board.

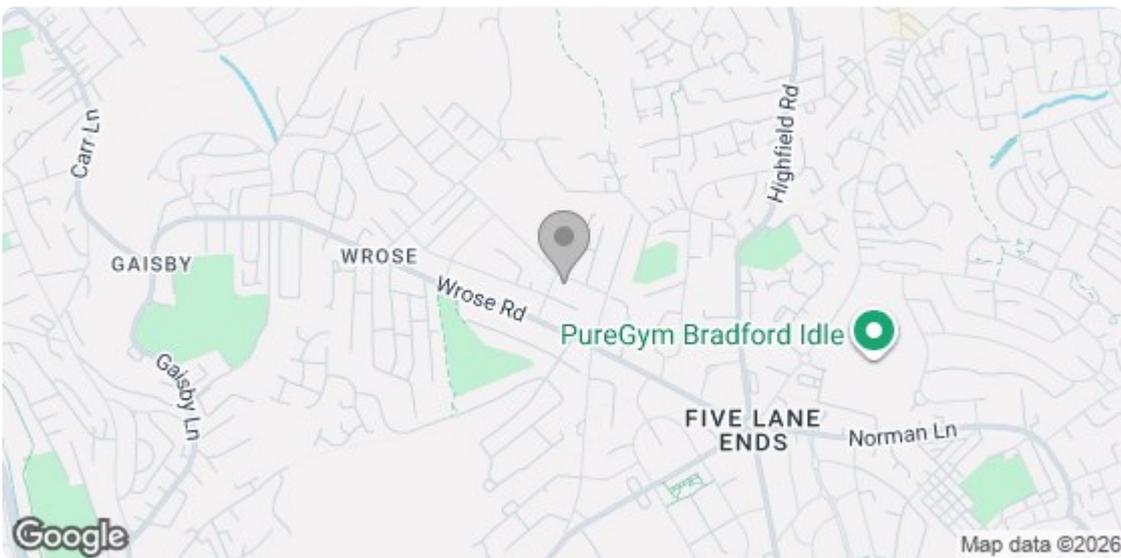
### TENURE

FREEHOLD

### Council Tax Band

B / Bradford





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	73
(39-54) E			
(21-38) F			
(1-20) G			
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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