



**Ridgeway, Wrose,**

**£144,995**

**\*\* THREE BEDROOMS \*\* EXTENDED \*\* TWO RECEPTION ROOMS \*\*  
\* GARAGE \* MODERN BATHROOM \* POPULAR LOCATION \***

Offering excellent family sized accommodation in the ever popular location of Wrose, is this three bedroom semi detached house.

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

Reception hall, lounge, extended sitting room, kitchen, three first floor bedrooms and a lovely modern house bathroom.

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



Three bedroom semi detached house situated in the ever popular location of Wrose.

Offering excellent family sized accommodation benefiting from gas central heating, upvc double glazing, alarm system and briefly comprises reception hall, lounge, extended sitting room, kitchen, three first floor bedrooms and a lovely modern house bathroom.

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

### Reception Hall

With radiator.

### Lounge

13'2" x 11'1" (4.01m x 3.38m)

With gas fire in tiled fireplace surround, bay window, radiator.

### Kitchen

9'1" x 5'10" (2.77m x 1.78m)

With wall and base units incorporating stainless steel sink unit, electric oven and hob, plumbing for auto washer.

### Sitting Room

16' x 9'6" (4.88m x 2.90m)

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

### First Floor Landing

### Bedroom One

12'10" x 10'7" (3.91m x 3.23m)

With radiator.

### Bedroom Two

10'2" x 8'10" (3.10m x 2.69m)

With radiator and built in wardrobes.

### Bedroom Three

8'5" narrowing to 5'2" x 5'8" (2.57m narrowing to 1.57m x 1.73m)

With radiator.

### Bathroom

Modern white three piece suite, tiled walls and heated towel rail.

### Exterior

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

### PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

### 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, turn right onto Wrose Road, turn left onto Ridgeway and the property will shortly be seen displayed via our For Sale board.



### Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (91-91) <b>B</b> (89-89) <b>C</b> (85-85) <b>D</b> (83-84) <b>E</b> (81-88) <b>F</b> (1-80) <b>G</b>	79	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-89) <b>C</b> (55-85) <b>D</b> (39-54) <b>E</b> (11-38) <b>F</b> (1-26) <b>G</b>	75
Not energy efficient - higher running costs	61	Not environmentally friendly - higher CO <sub>2</sub> emissions	54
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](mailto:idle@sugdensesstates.co.uk)  
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
 4 North Street, Keighley, BD21 3SE Tel 01535 843333 email [keighley@sugdensesstates.co.uk](mailto:keighley@sugdensesstates.co.uk)  
 website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

