



Wrose View, Wrose, Shipley,

£220,000

**** SEMI DETACHED ** THREE BEDROOMS ** MODERN FITTED DINING - KITCHEN **
** GARDENS, DRIVEWAY, GARAGE ** CONVERTED LOFT ** CUL-DE-SAC LOCATION **
** CLOSE TO HIGHLY REGARDED FIRST SCHOOL ****

Occupying a cul-de-sac setting is this delightful three bedroom semi detached house. The property benefits gas central heating, upvc double glazing and briefly comprises entrance, lounge, modern fitted dining kitchen and cloakroom. Three first floor bedrooms and a house bathroom. The loft is converted for a variety of uses.

Outside are flat lawn and bedding gardens with a driveway leading to a detached garage.

Viewing highly recommended!



Entrance

Cloakroom

Low flush wc, pedestal wash basin and radiator.

Lounge

15'2" x 12'3" (4.62m" x 3.73m")

Solid fuel burner set in chimney breast, oak flooring, bay window and radiator.

Dining Kitchen

12'7" x narrowing 9'7" x 15'3" (3.84m" x narrowing 2.92m" x 4.65m")

Modern white fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, quartz worktop, integrated dishwasher, integrated oven & hob, oak flooring and upvc door leading to rear garden.

First Floor Landing

Bedroom One

12'0" x 9'8" (3.66m" x 2.95m")

Fitted wardrobes and radiator.

Bedroom Two

9'8" x 10'5" (2.95m" x 3.18m")

Radiator.

Bedroom Three

9'1" x narrowing 7'2" x 5'7" (2.77m" x narrowing 2.18m" x 1.70m")

Radiator.

Bathroom

Loft

Access via a pull down ladder. Velux skylight.

Exterior

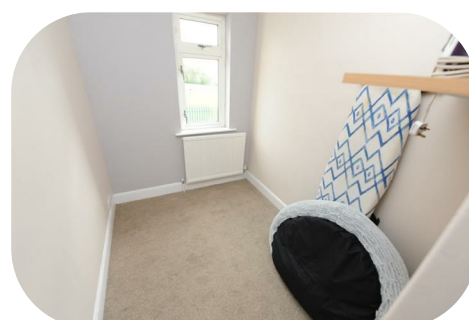
Flat lawn and bedded gardens together with driveway parking leading to a detached garage with electric door.

Tenure

FREEHOLD

Council Tax Band

B



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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
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
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk

