



Elm Road, Wrose,

£199,500

**** SEMI DETACHED ** THREE BEDROOMS ** MODERN FITTED KITCHEN ****

**** CUL-DE-SAC LOCATION ** GARDENS, DRIVEWAY & GARAGE ****

Occupying a sought after cul-de-sac setting is this delightful three bedroom semi detached house. Benefits from gas central heating, upvc double glazing and alarm system.

The well presented accommodation briefly comprises entrance, lounge, modern fitted dining-kitchen, three first floor bedrooms and a white house bathroom.

To the outside there are gardens, driveway and garage.



Entrance Hall

Radiator.

Lounge

15'1" x 12'11" (4.60m" x 3.94m")

Bay window and radiator.

Dining Kitchen

9'9" x 14'4" (2.97m" x 4.37m')

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven & hob, storage cupboard, radiator and upvc door leading to rear garden.

First Floor Landing

Bedroom One

12'1" x 9'0" (3.68m" x 2.74m")

Fitted wardrobes and radiator.

Bedroom Two

10'2" x 10'1" (3.10m" x 3.07m")

Radiator.

Bedroom Three

Radiator.

Bathroom

Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin, tiled wall and radiator.

Exterior

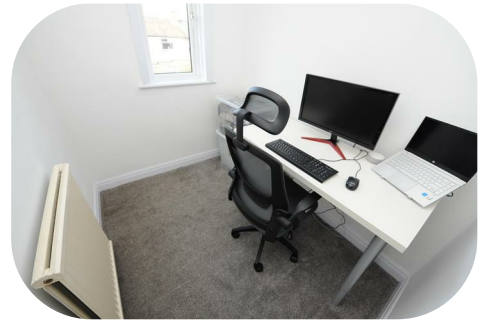
Outside there are gardens to the front with a long driveway to the side leading to a detached garage together with an enclosed patio garden to rear.

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 | |
| A (92 plus) | | A (92 plus) | |
| B (81-91) | | B (81-91) | |
| C (69-80) | | C (69-80) | |
| D (55-68) | | D (55-68) | |
| E (39-54) | | E (39-54) | |
| F (13-38) | | F (13-38) | |
| G (1-12) | | G (1-12) | |
| 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 |

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