



Ridgeway, Wrose,

£195,000

* SEMI DETACHED * THREE BEDROOMS * WELL PRESENTED * CUL-DE-SAC LOCATION *
* REAR VIEWS * MODERN BATHROOM * DOUBLE DRIVE * FAMILY HOME *

Occupying a sought after residential location, is this delightful three bedroom semi detached house.

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

The accommodation briefly comprises entrance, lounge, dining kitchen, three bedrooms and a modern house bathroom with white suite.

To the outside there are gardens and parking.



Entrance

Lounge

15'1" x 12'1" (4.60m" x 3.68m")
With a stainless steel pebble effect electric fire, radiator.

Dining Kitchen

15'0" x 10'1" (4.57m" x 3.07m")
With wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integrated fridge, freezer, auto washer, dishwasher, part tiled walls and upvc French doors to rear garden.

First Floor Landing

Bedroom One

14'10" x 8'8" (4.52m" x 2.64m")
Radiator.

Bedroom Two

8'9" x 9'9" (2.67m" x 2.97m")
Radiator.

Bedroom Three

8'4" x 6'1" (2.54m" x 1.85m")
Fitted wardrobes and radiator.

Bathroom

Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin, tiled walls and heated towel rail.

Exterior

Council Tax Band

B

Tenure

FREEHOLD.



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		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	Current	Potential	(92 plus) A	Current	Potential
(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			England & Wales		
EU Directive 2002/91/EC			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



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

