



Plumpton Close, Wrose

£179,995

* SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * MODERN KITCHEN *
* CONSERVATORY * CUL-DE-SAC SETTING * LOFT CONVERSION * GARDENS * DRIVE * GARAGE *

This family sized semi detached house is situated in a popular residential location and offers well presented 'ready to move into' accommodation.

Having three bedrooms plus loft conversion, the property benefits from gas central heating and upvc double glazing.

The accommodation briefly comprises reception hall, lounge, dining room, conservatory, modern fitted kitchen, three first floor bedrooms, modern house bathroom and converted loft (no building regs).

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





Reception Hall

With wood flooring and radiator.

Lounge

14'6" x 11'10" (4.42m x 3.61m)

With laminated wood floor and radiator.

Dining Room

10'9" x 8'1" (3.28m x 2.46m)

With patio doors to conservatory, laminated wood floor and radiator.

Conservatory

9' x 7'2" (2.74m x 2.18m)

With access to rear garden.

Kitchen

10'4" x 6'7" (3.15m x 2.01m)

Modern grey kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer, extractor fan, radiator, useful pantry area.

First Floor Landing

Bedroom One

14'4" x 8'10" (4.37m x 2.69m)

With radiator.

Bedroom Two

10'8" x 8'9" (3.25m x 2.67m)

With fitted wardrobes and radiator.

Bedroom Three

7'4" x 6'1" (2.24m x 1.85m)

With storage cupboard and radiator.

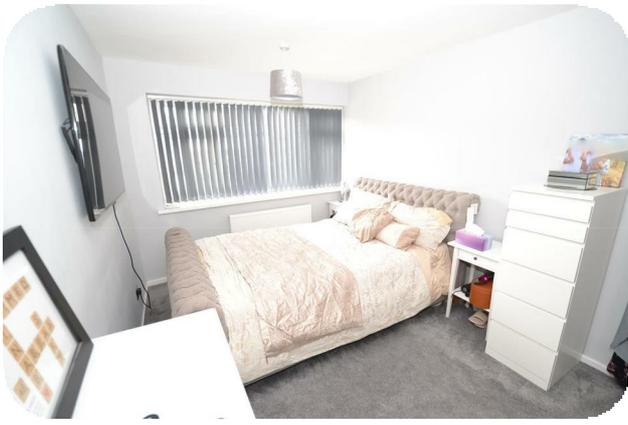
Bathroom

Modern white three piece suite comprising panelled bath with shower over, low suite wc, pedestal wash basin, tiled walls and floor, towel radiator.

Loft Conversion

No building regs. With velux skylight and under eaves storage.





Exterior

To the outside there is a garden to the front of the property with off-road parking leading to a single garage, to the rear there is an enclosed garden with patio and decked areas.

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street into Idlecroft Road, proceed to the end taking the right into Bradford Road, continue straight ahead at the mini-roundabout adjacent to Morrisons and proceed keeping in the right hand lane to Five Lane Ends roundabout, here take the fourth exit into Wrose Road and continue towards Wrose. At the traffic lights take a left turn into Kings Road then almost immediately take a left turn into Plumpton Close. The property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

COUNCIL TAX BAND

B

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. (If you are viewing the tour on a Smart/phone you may have turn the phone to landscape mode to see the full picture).

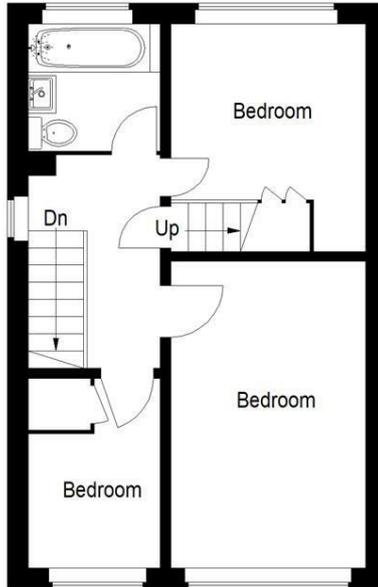


Plumpton Close, BD2

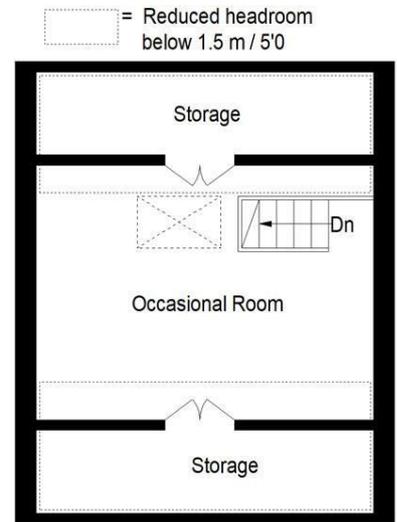
Approximate Gross Internal Area
114.4 sq m / 1231 sq ft



Ground Floor

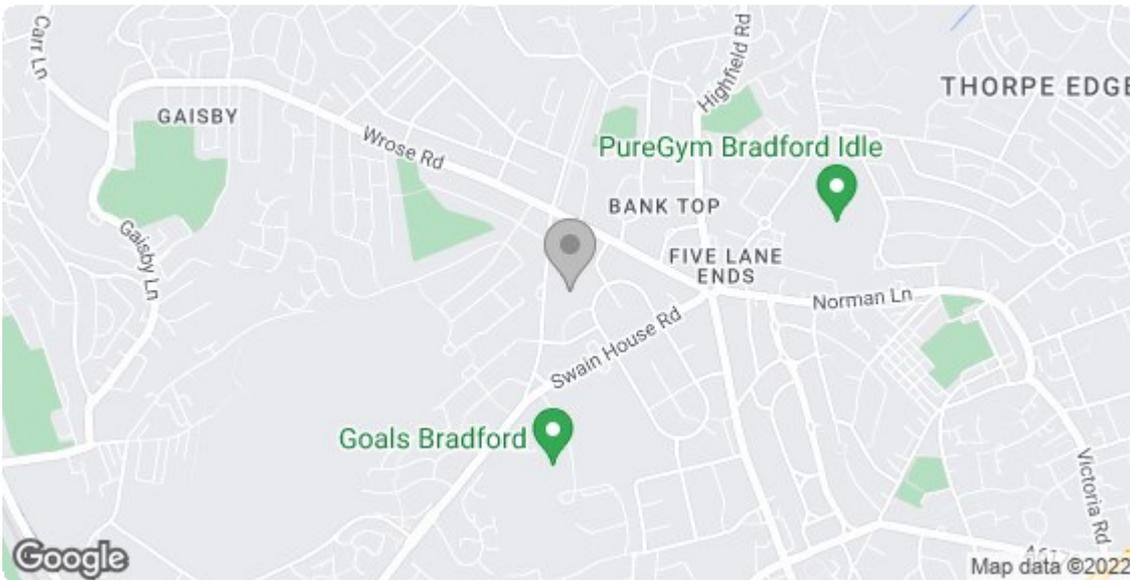


First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID901646)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		71
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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.

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