



Kings Road, Wrose

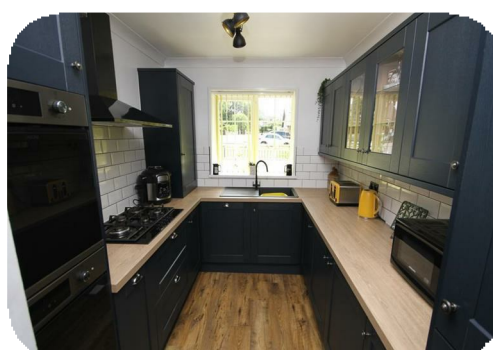
£240,000

* SEMI BUNGALOW * TWO BEDROOMS * TWO RECEPTION ROOMS * WELL PRESENTED *
 * TWO BATH/SHOWER ROOMS * CORNER PLOT * GARAGE * GARDENS TO THREE SIDES *
 Occupying a desirable and much sought after residential location, is this semi detached bungalow.
 The enviable corner plot provides excellent scope to extend (subject to relevant planning consent).

Benefits from gas central heating, upvc double glazing, alarm, CCTV.

Entrance porch, lounge, kitchen, dining room, bedroom, bathroom, separate shower room, together with a second bedroom to the first floor.

To the outside there are good sized gardens, parking and garage.





Entrance Porch/Utility

With plumbing for auto washer.

Lounge

16'3" x 11' (4.95m x 3.35m)

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

Kitchen

11'1" x 8' (3.38m x 2.44m)

Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, double oven, hob, integrated fridge freezer, dishwasher, part tiled walls.

Dining Room

11'4" x 11'1" (3.45m x 3.38m)

With radiator and store cupboard.

Bathroom

Three piece white suite, tiled walls and heated towel rail.

Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, tiled walls, heated towel rail and radiator.

Bedroom One

16'3" x 9'9" (4.95m x 2.97m)

With two radiators, store cupboard, upvc French doors to rear garden and wardrobe.

First Floor

Bedroom Two

12'4" x 11'7" (3.76m x 3.53m)

With under eaves storage, two skylight windows and radiator.

Exterior

To the outside there are gardens to three sides, ample parking and an oversized garage.





Directions

From our office in Idle village take the left onto Idlecroft Rd, at the end take the right onto Bradford Rd. proceed straight ahead at the Morrisons roundabout, at Five Lane Ends roundabout take the 4th exit onto Wrose Rd, turn right onto King's Rd and the property will be seen displayed via our For Sale board.

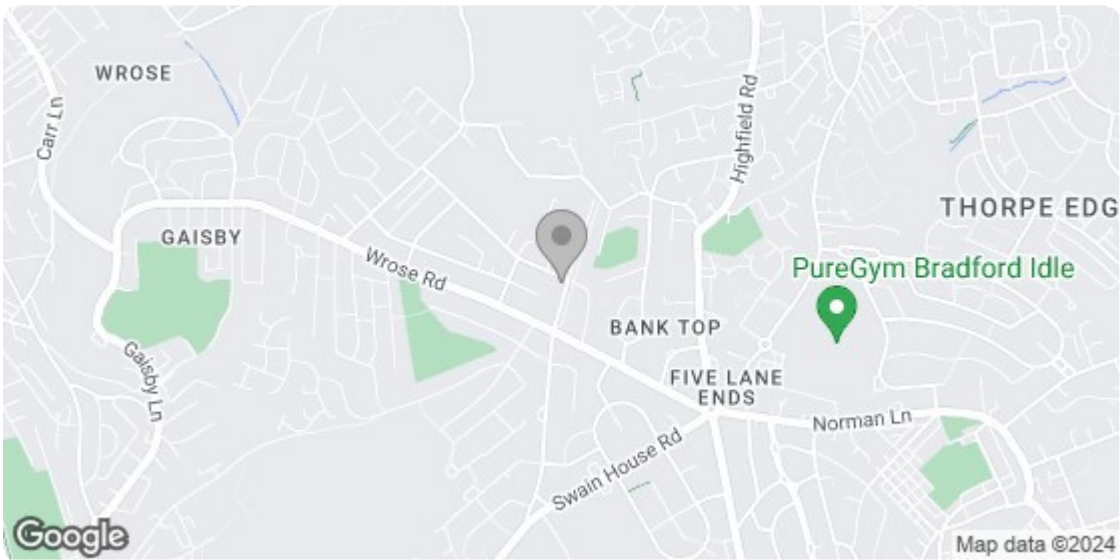
TENURE

FREEHOLD

Council Tax Band

C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		77
	54	
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		

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.

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