



Plumpton Gardens, Wrose,

£175,000

* COMPACT DETACHED BUNGALOW * TWO BEDROOMS * OPEN PLAN LOUNGE/KITCHEN *
PARKING *

* REAR GARDEN * WELL PRESENTED * NO ONWARD CHAIN *

Available with no onward chain, is this compact and well presented two bedroom detached bungalow. Occupying a popular residential location and benefits from gas central heating and upvc double glazing. Built in 2007, the manageable accommodation briefly comprises reception hall, open plan lounge/kitchen, two bedrooms and a shower/wet room.

To the outside there is a block paved drive to the front and a patio garden to the rear.



Reception Hall

With storage cupboard, radiator and boiler.

Open Plan Lounge / Kitchen

Lounge Area

14'4" x 11'1" (4.37m x 3.38m)

With radiator and upvc French doors to rear garden.

Kitchen Area

9'8" x 6'2" (2.95m x 1.88m)

Modern fitted kitchen area having a range of wall and base units incorporating breakfast bar, oven and hob, integrated fridge/freezer, plumbing for auto washer.

Sun Room

Bedroom One

8'4" x 10'2" (2.54m x 3.10m)

With radiator and double glazed window.

Bedroom Two

8'5" x 6'9" (2.57m x 2.06m)

With radiator and double glazed window.

Shower/Wet Room

Three piece modern suite, tiled walls and floor, heated towel rail.

Directions

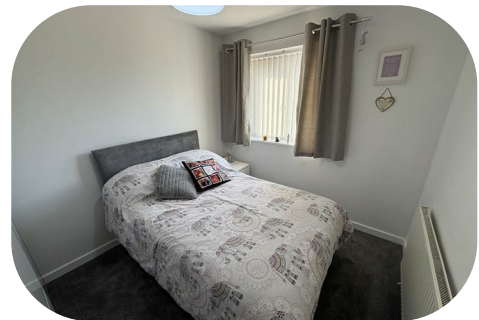
From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street and continue to the top, here proceed straight ahead onto Westfield Lane, after just over one mile turn left onto Plumpton Gardens.

TENURE

FREEHOLD

Council Tax Band

C / Bradford



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	(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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