



**Kingsway, Wrose**

**£220,000**

- \* EXTENDED SEMI DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \*
- \* FAMILY HOME \* MODERN KITCHEN & BATHROOM \* GOOD SIZED GARDEN \* PARKING \*

A fantastic opportunity for the growing family to purchase this delightful three bedroom semi detached house. Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, sitting room, fitted kitchen, three first floor bedrooms and a modern house bathroom.

To the outside there are good sized gardens and parking.





### Reception Hall

With radiator, store cupboard.

### Lounge

18'9" x 11'4" (5.72m x 3.45m)

Having a media wall with electric fire, exposed polished floorboards, radiator.

### Kitchen

11'8" x 7'9" (3.56m x 2.36m)

Modern fitted kitchen having a range of white wall and base units incorporating laminated sink unit, stainless steel oven and hob, microwave, plumbing for auto washer, store cupboard.

### Sitting Room

10'6" x 8'5" (3.20m x 2.57m)

With access to rear garden.

### First Floor Landing

#### Bedroom One

9'9" x 11'5" (2.97m x 3.48m)

With radiator.

#### Bedroom Two

11'6" x 9'4" (3.51m x 2.84m)

With radiator.

#### Bedroom Three

7'9" x 6'10" (2.36m x 2.08m)

With radiator.

### Bathroom

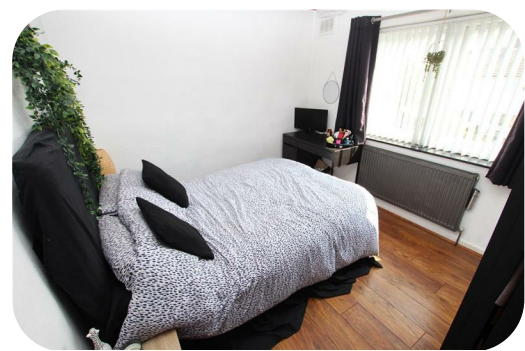
Modern three piece white suite.

### Exterior

To the outside there are gardens to front and rear.

### Directions

From our office in Idle village continue straight onto High St, at the top continue straight onto Westfield Ln, turn left onto Kingsway and the property will shortly be seen displayed via our For Sale board.

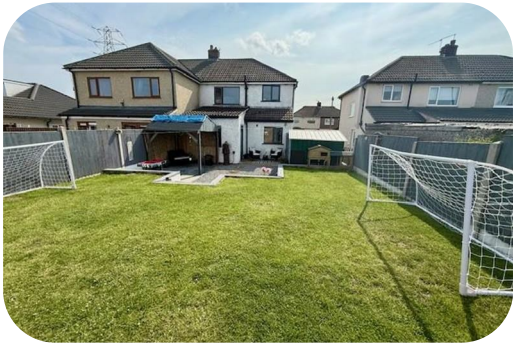


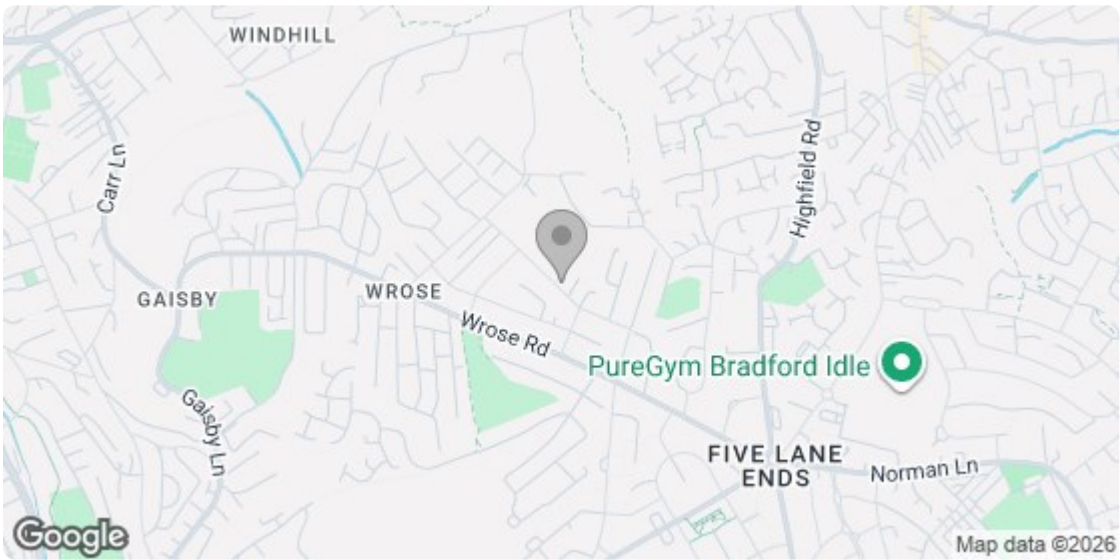




TENURE  
FREEHOLD

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		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) 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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesates.co.uk](mailto:idle@sugdensesates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesates.co.uk](mailto:queensbury@sugdensesates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesates.co.uk](mailto:cleckheaton@sugdensesates.co.uk)  
website [www.sugdensesates.co.uk](http://www.sugdensesates.co.uk)



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

