



Willow Gardens, Wrose,

£299,950

* EXTENDED DETACHED BUNGALOW * TWO BEDROOMS * TWO RECEPTION ROOMS * NO CHAIN *
* GARDENS * GARAGE * PARKING * ADJOINS CRICKET FIELD * SPACIOUS ACCOMMODATION *

Occupying a desirable and much sought after cul-de-sac location and available with no onward chain, is this delightful two bedroom extended detached bungalow.

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

The larger than average accommodation briefly comprises entrance porch, inner hallway, lounge, kitchen, sitting room, conservatory, two bedrooms and shower room.

To the outside there are lawned and bedded gardens to the front and rear with a block paved drive leading to an oversized garage.



Entrance Porch

Inner Hallway

With radiator and store cupboard.

Lounge

10'8" x 21'4" (3.25m x 6.50m)

With a coal effect gas fire in feature fireplace surround with marble inset and hearth.

Kitchen

8'4" x 16'7" (2.54m x 5.05m)

With wall and base units incorporating stainless steel sink unit, gas hob and oven, plumbing for auto washer, tiled floor and radiator.

Dining/Sitting Room

12'6" x 15'3" (3.81m x 4.65m)

With radiator and store cupboard.

Conservatory

10'5" x 11'3" (3.18m x 3.43m)

With tiled floor, radiator and upvc French doors to rear garden.

Shower Room

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

Bedroom One

13'8" x 10'10" (4.17m x 3.30m)

With fitted wardrobes, drawers and dresser, radiator.

Bedroom Two

10'8" x 11'7" (3.25m x 3.53m)

With fitted wardrobes, drawers & dresser, radiator.

Exterior

To the outside there are are lawned and bedded gardens to front and rear, together with a block paved drive to an oversized garage.

Directions

From our office in Idle village take the left onto Idlecroft Rd, turn right onto Ley Fleaks Rd, left onto Highfield Rd, right onto Briarfield Ave, continue onto Willow Ave, right onto Willow Gardens and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

D / 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(35-49) D		
(39-54) E			(20-34) E		
(21-38) F			(11-19) F		
(1-20) G			(1-10) 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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