



Kings Road, Wrose,

£425,000

**** PART STONE - RENDERED DETACHED ** FOUR - FIVE BEDROOMS ** TWO - THREE RECEPTION ROOMS **
** HIGH QUALITY LUXURY KITCHEN & BATHROOM ** DETACHED GARAGE ** LARGE GARDENS ** AMPLE PARKING ****

This four - five bedroom detached house offers superb family sized accommodation and is situated in a much sought after area. The property is presented to a high standard throughout and briefly comprises entrance hall, cloakroom, lounge, modern recently fitted kitchen with utility, dining room, study, four first floor bedrooms master having en-suit and luxurious house bathroom. To the outside there are large landscaped gardens to front and rear, driveway providing parking for several cars, detached garage and summer house.



Entrance Hall

Initial entry via new composite security door into a light hallway with decorative ceiling cornice, dado and stained bevelled glazed timber internal doors. Under stairs storage and Karndean type Oak vinyl tile flooring. Radiator

Lounge

23'3" x 12'3" (7.09m" x 3.73m")

Spacious living room with modern decor and boasting many original features including ceiling cornice and rose, feature Oak wood surround with exposed brick chimney breast with inset multi fuel log burner fire sat on a stone hearth, Georgian leaded bay stone mullion windows with front garden views, large rear bay with decorative arch plaster corbels with Georgian glazed French door opening onto the timber decking. Finished with quality carpet flooring.

Dining Room

12'0" x 10'1" (3.66m" x 3.07m")

Cornice ceiling, picture rail and solid oak flooring with complimentary skirting boards, architraves and internal glazed door. Radiator.

WC

With low suite wc, wash basin and radiator.

Study/Bedroom Five

10'4" x 8'4" (3.15m" x 2.54m")

Kitchen

13'9" x 11'5" (4.19m" x 3.48m")

Modern fitted kitchen having a range of wall and base units, Solid Oak work tops, incorporating Belfast sink, high end Neff/AEG integral dish washer, fridge/freezer, five ring gas hob, built in electric oven, microwave, wine cooler and radiator.

Utility Room

10'1" x 5'3" (3.07m" x 1.60m")

Matching kitchen Wall and base units with stainless steel sink unit and plumbing for auto washer. Vaillant CH Combi Boiler. New composite security door to rear garden.

First Floor Landing

Bedroom One

13'1" x 11'10" (3.99m" x 3.61m")

Fitted wardrobes and en suite shower room.

En Suite Shower Room

Comprising shower cubicle, electric power shower, low flush WC, vanity sink unit, wash basin and part tiled.

Bedroom Two

12'0" x 7'5" (3.66m" x 2.26m")

Fitted wardrobes and radiator.

Bedroom Three

10'8" x 7'0" (3.25m" x 2.13m")

Radiator.

Bedroom Four

8'2" x 7'5" (2.49m" x 2.26m")

Radiator.

Bathroom

Modern beautiful house bathroom comprises of a white modern four-piece suite with deep fill bath tub with waterfall chrome mixer tap & hose, porcelain floating hand wash bowl sat on a glass and chrome unit, large wet room shower cubicle with easy clean glass, chrome multi jet power shower with waterfall head and hose, low level push button WC. chrome heated towel radiator and finished with recessed LED lighting, slate wall and floor tiles with thermostatically controlled under floor heating

Exterior

To the outside there is a well-maintained lawn garden and mature hedges, together with a tarmacked driveway to the front providing parking for several cars and access to detached garage. To the rear is a large enclosed landscaped garden with decked patio area and summer house.

Summer House

Beautiful timber summer house with mains supply, TV and cabling for internet. French doors opening onto the decking, an ideal shelter for those family gatherings & summer BBQs, or ideal for a Home Office.

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.

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching Five Lane Ends roundabout take the fourth exit onto Wrose Rd, after 0.3 mile turn left onto King's Rd and the property will shortly be seen displayed via our For Sale board.



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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