



124 Wrose Road, Wrose, Shipley, BD18 1PH

EXTENDED SEMI-DETACHED – PROMINENT PLOT – SOUGHT AFTER AREA – Of likely appeal to a variety of buyers, including young families. Currently providing THREE BEDROOM , TWO RECEPTION ROOM , TWO BATH / SHOWER ROOM accommodation which is further enhanced by an attached garage. Extended some years ago by our vendors yet retains potential for further extensions (subject to PP) Forming part of this ever popular part of Wrose, within walking distance of village amenities and LOW ASH PRIMARY. Contact Robert Watts to arrange your viewing today.

£210,000

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COUNCIL TAX Band C

PORCH Leads to hallway

HALLWAY Wooden flooring

LIVING ROOM 14'8" (4.47) max x 11'5" (3.48) max

SITTING ROOM 17'9" x 11'1" (5.4m x 3.38m)

KITCHEN 16'9" x 10'9" (5.1m x 3.28m)

Selection of wall and base units, worktops, built in oven & microwave, separate hob, useful understairs store

GROUND FLOOR SHOWER ROOM Shower cubicle, WC, WB

LANDING

BEDROOM 1 12'3" (3.73) x 10'5" (3.18) both max exl robes

Fitted wardrobes

BEDROOM 2 11' (3.35) x 8'9" (2.67) to chimney breast

Built in wardrobes, access to loft space

BEDROOM 3 6'5" x 6'4" (1.96m x 1.93m)

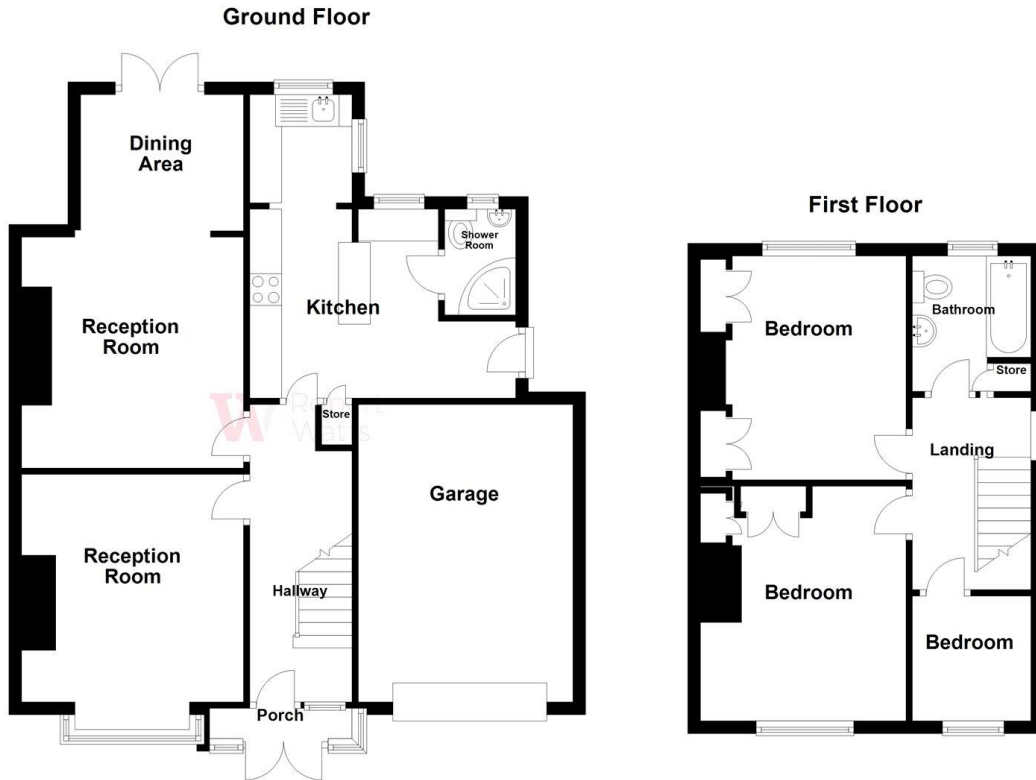
BATHROOM Three piece suite incorporating air bath with shower over

OUTSIDE Drive to attached garage, pleasant gardens front and rear

BUILDING REGULATIONS DISCLAIMER N.B We advise all interested parties to clarify the position regarding building regulations and any relevant planning permissions with their legal representative prior to proceeding.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Please note this is a guide only and should not be relied upon for accurate measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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