



## 88 Wrose Road, Wrose, Bradford, BD2 1PA

AMPLE PARKING plus GARAGE – here we have a well presented SEMI-DETACHED currently providing THREE BEDROOM , TWO RECEPTION ROOM accommodation. Occupying a prominent plot which forms part of this keenly sought after part of Wrose, handy for village amenities and offering access to both SHIPLEY and BRADFORD. Contact Robert Watts to arrange YOUR VIEWING today.

**£225,000**

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# 88 Wrose Road, Wrose, Bradford, BD2 1PA

**ENTRANCE HALL** Laminate floor and under stairs store

**LOUNGE 14'3" x 11'1" (4.34m x 3.38m)**

Laminate floor

**DINING ROOM 13'9" x 10'6" (4.2m x 3.2m)**

Laminate Floor

**KITCHEN 13'3" x 5'5" (4.04m x 1.65m)**

Selection of wall and base units, worktops with sink unit, built in oven, hob and extractor. Useful under stairs store and laminate floor

**FIRST FLOOR LANDING** Access to loft

**LOFT SPACE** TBC

**BEDROOM ONE 11'1" (3.38) x 9' (2.74) plus robes**

Fitted wardrobes

**BEDROOM TWO 10' (3.05) x 8'4" (2.54) plus robes**

Fitted wardrobes

**BEDROOM THREE 5'2" (1.57) plus robes x 6'7" (2)**

Laminate floor and built in wardrobes

**BATHROOM** Three piece white suite with fitted over bath shower and screen, fully tiled walls and tiled floor.

**OUTSIDE** Ample drive/off road parking, garage and pleasant rear garden

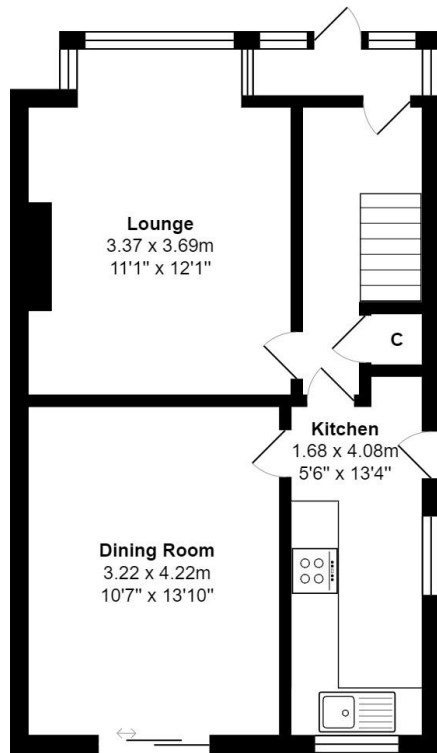
**COUNCIL TAX Bradford**

Band C

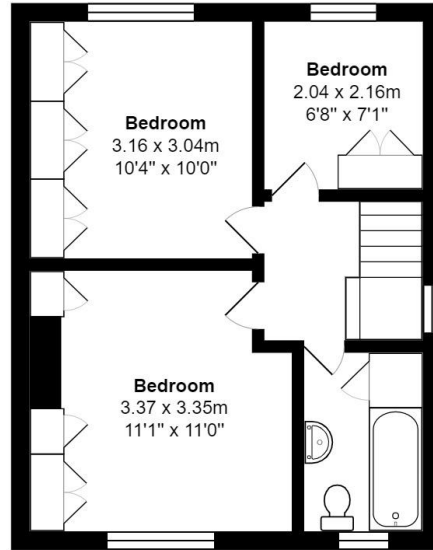
**TENURE** Freehold

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.





**Ground Floor**



**First Floor**

Total Area: 77.2 m<sup>2</sup> ... 832 ft<sup>2</sup>

All measurements are approximate and for display purposes only