



90 Low Ash Drive, Wrose, Shipley, BD18 1JH

Unique DOUBLE FRONTED DETACHED occupying a COMMANDING PLOT which forms part of this understandably sought after part of Wrose – FOUR BEDROOMS, TWO RECEPTION ROOMS are further enhanced by a MULTI-PURPOSE LOWER GROUND AREA which we feel could be utilised (subject to relevant permissions) as an annexe (for family or investment) or HOME BUSINESS. The awe inspiring long distance views are best enjoyed from the large rear balcony - perfect for entertaining. A detailed internal viewing is essential to fully appreciate this rare example, rest assured you won't see another one like this for a long time!
Contact Robert Watts to arrange YOUR VIEWING today.

£470,000

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COUNCIL TAX Bradford

Band E

TENURE Freehold

ENTRANCE HALL Guest WC off

LIVING ROOM 17'5" x 11'7" (5.3m x 3.53m)

Patio doors lead to balcony area

DINING ROOM 11'5" x 11'4" (3.48m x 3.45m)

Open to kitchen

KITCHEN 15'4" x 9'8" (4.67m x 2.95m)

Ample wall and base units, integrated dish washer and washing machine - range cooker included

LANDING

BEDROOM 1 13'7" x 11'3" (4.14m x 3.43m)

BEDROOM 2 11'8" x 11'7" (3.56m x 3.53m)

BEDROOM 3 11'8" x 9'7" (3.56m x 2.92m)

BEDROOM 4 6'8" x 6'4" (2.03m x 1.93m)

BATHROOM Four piece suite comprising corner bath, shower cubicle, WC and wash basin

LOWER GROUND FLOOR

UTILITY ROOM

ROOM 1 18'5" x 9' (5.61m x 2.74m)

With external access

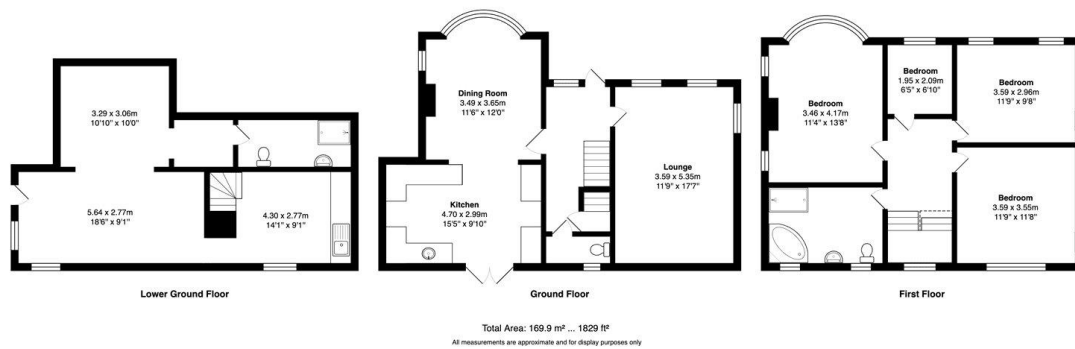
ROOM 2 10'8" x 10' (3.25m x 3.05m)

SHOWER ROOM

OUTSIDE Shared access block paved drive leads to large garage / store , block paved garden to front , large balcony to rear

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(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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