



20 Elm Road, Wrose, Shipley, BD18 1JN

NO CHAIN - within walking distance of Low Ash Primary. RECENTLY REFRESHED so you don't have to! EXTENDED SEMI-DETACHED currently providing THREE BEDROOM, TWO RECEPTION ROOM "family sized" accommodation. Ever popular part of Wrose, handy for many village amenities and offering access to both Shipley Town Centre (including the Train Station) and Bradford. A detailed inspection is essential to fully appreciate the accommodation on offer. Contact Robert Watts to arrange YOUR viewing today.

Guide Price £210,000 to £220,000



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COUNCIL TAX Bradford

Band B

TENURE Freehold

ENTRANCE HALL Stairs to first floor

LOUNGE 15'5" x 12'10" (4.7m x 3.9m)

DINING ROOM 14'5" x 12'10" (4.4m x 3.9m)

Storage built into alcoves, useful pantry area off opening through to kitchen

KITCHEN EXTENSION 16'1" max x 11'9" (4.9m max x 3.58m)

Modern well equipped fitted kitchen with an array of wall and base units, worktops, sink and drainer, plenty of built in appliances including Fridge, Freezer, wine cooler, microwave, coffee machine and dishwasher and a free standing Range cooker.

FIRST FLOOR LANDING

BEDROOM ONE 9'10" (3) x 8'11" (2.72) plus robes

Sliding door fitted wardrobe

BEDROOM TWO 12'3" x 10'3" (3.73m x 3.12m)

Fitted wardrobe

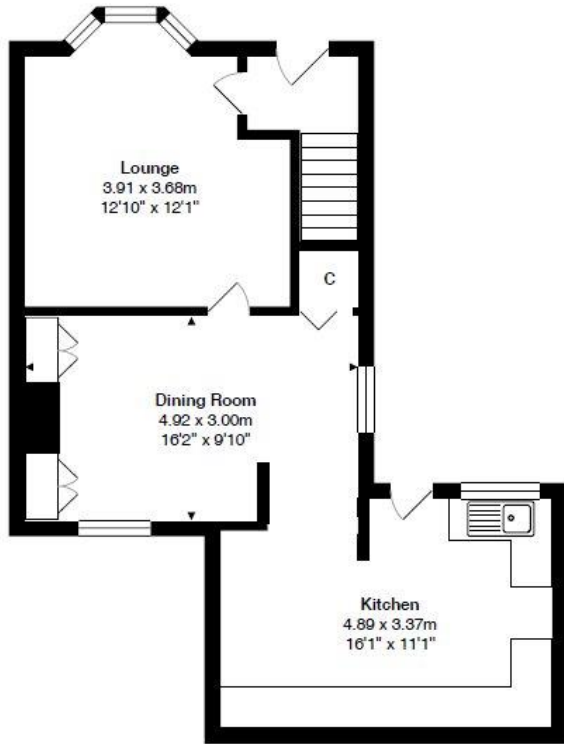
BEDROOM THREE 5'8" x 7'3" (1.73m x 2.2m)

BATHROOM Fantastic good size family bathroom with vanity style sink, W.C, bath and shower

OUTSIDE Parking and gardens to front and low maintenance garden 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.





Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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