



104 Low Ash Drive, Wrose, Shipley, BD18 1JQ

Good looking stone built semi-detached bungalow, two bedrooms, two reception rooms. The good size split level rear garden with open aspect is a particular feature here. Of likely appeal to a variety of buyers including those looking to downsize. Forming part of this ever popular part of Wrose. Contact Robert Watts to arrange YOUR VIEWING today.

£225,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 15'6" x 12'9" (4.72m x 3.89m)

DINING ROOM 11'5" x 10'5" (3.48m x 3.18m)

UTILITY ROOM Plumbed for washing machine - sink unit

KITCHEN 10'6" x 5'3" (3.2m x 1.6m)

Selection of wall and base units, work tops, sink unit - Access to majority boarded loft space

BEDROOM 1 12'6" (3.8) x 10' (3.05) both max excl robes

Fitted wardrobes

BEDROOM 2 10'5" (3.18) x 8'4" (2.54) both max

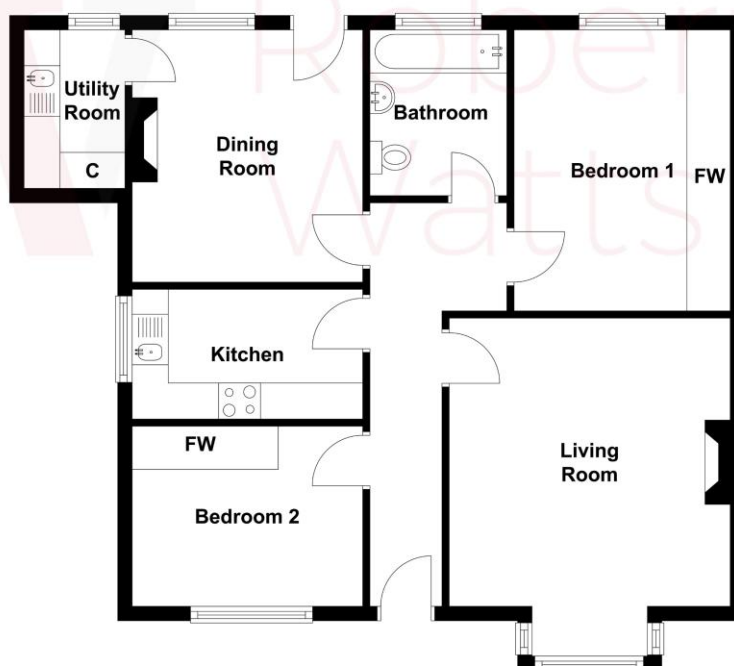
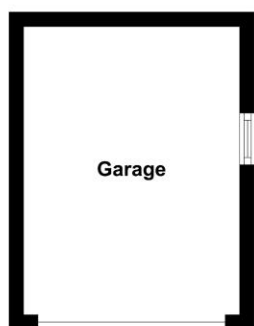
Fitted wardrobes

BATHROOM Three piece white suite

OUTSIDE Drive to garage (restricted access) larger than average, very pleasant split level rear garden.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		