



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

SWIFTMOVE SALE- QUICKER COMPLETION: Ask for further information. EXTENDED END TERRACE – HEART OF WROSE VILLAGE – FOUR BEDROOMS (one en-suite) – TWO RECEPTION ROOMS – 17FT KITCHEN. We feel this fine example will appeal to a variety of buyers including young families. Within walking distance of village amenities and the ever popular Low Ash Primary school. The very pleasant, enclosed rear garden further adds to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

Offers Over £240,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

ENTRANCE HALL Guest WC off - useful utility room / store

LIVING ROOM 18'1" x 11'9" (5.5m x 3.58m)

DINING ROOM 14'1" x 10'8" (4.3m x 3.25m)

Open to kitchen

KITCHEN 17' x 8' (5.18m x 2.44m)

Selection of wall and base units, worktops, sink unit, built in oven, hob and extractor

REAR HALL Closet housing boiler

LANDING Access via pull down ladder to boarded loft space with velux window

BEDROOM 1 10'6" x 9'4" (3.2m x 2.84m)

EN-SUITE SHOWER ROOM Shower cubicle, wash basin, WC - fully tiled walls

BEDROOM 2 12'1" x 10'8" (3.68m x 3.25m)

BEDROOM 3 10'8" x 10'9" (3.25m x 3.28m)

BEDROOM 4 8'6" x 6' max (2.6m x 1.83m max)

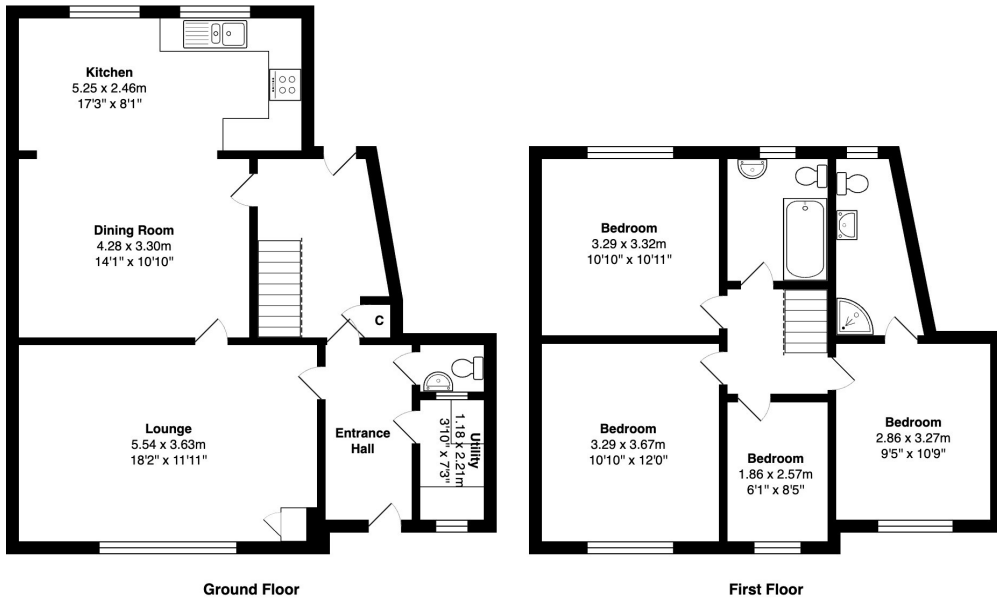
BATHROOM Three piece suite, over bath shower and screen, tiled floor

OUTSIDE Small garden to front, good size pleasant enclosed split level garden to rear

SWIFTMOVE This property benefits from a Swiftmove legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £420 inc vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

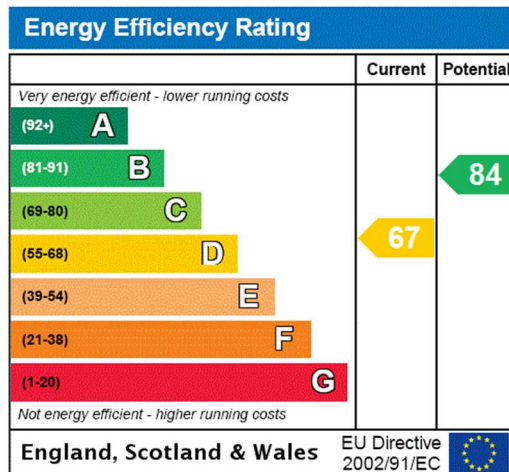
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.





Total Area: 119.7 m² ... 1289 ft²

All measurements are approximate and for display purposes only



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