



5 Cotswold Avenue, Wrose, Shipley, BD18 1LR

True bungalow! Here we have a unique DETACHED BUNGALOW on a generous south facing corner plot...recently converted with a real "new build" feel, look and finish! This impressive TWO BEDROOM home will appeal to a variety of buyers including first time buyers, downsizers and retiree's. Thoughtfully designed with a nod to the original building... a detailed internal inspection is essential to fully appreciate the accommodation on offer. Forming part of this popular part of Wrose, close to the border with Idle Moor and offering access to multiple local amenities including supermarkets, restaurants and schools.

Contact Robert Watts to arrange YOUR VIEWING TODAY

Guide Price £230,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f RWEstateAgents **T** @robertwatts_

arla | propertymark naea | propertymark

5 Cotswold Avenue, Wrose, Shipley, BD18 1LR

KEY FEATURES

- True detached bungalow on a generous south facing corner plot, offering privacy and independence
- Stylish "new build" feel with a brand-new kitchen, bathroom, flooring, windows and doors
- Modern open-plan layout combining the living room and kitchen for bright, flexible living
- No onward chain, enabling a smooth and stress-free purchase
- Well-proportioned and manageable two-bedroom accommodation
- Situated in a desirable part of Wrose, a popular and established residential area
- Walking distance to local amenities, including supermarkets, restaurants and a primary school
- Ideal for downsizers, retirees, first-time buyers, or young families

COUNCIL TAX Bradford -Band TBC

TENURE - Freehold

DIRECT ACCESS TO

OPEN PLAN LIVING KITCHEN AREA 18'8" x 15'1" (5.7m x 4.6m)

Modern wall and base units, work tops, breakfast bar, sink unit - built in oven, hob and extractor, integrated fridge freezer and dishwasher. Patio doors open to decking and garden.

INNER HALLWAY Cleverley designed storage, housing boiler and plumed for washing machine.

BEDROOM1 10'4" x 9' (3.15m x 2.74m)

BEDROOM 2 10' x 8'6" max (3.05m x 2.6m max)

SHOWER ROOM Shower cubicle, vanity wash basin, WC - tiled floor, part tiled walls

OUTSIDE Drive for upto 2 cars, pleasant gardens to front and side.

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		
69-80	C	72 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		