



## 18 Cheltenham Road, Wrose, Bradford, BD2 1QQ

NO CHAIN – Extended DETACHED of likely appeal to a variety of buyers. Currently providing THREE BEDROOM, TWO RECEPTION ROOM, TWO BATH/ SHOWER ROOM accommodation. This fine example offers new owners an opportunity to add their own mark with further development as an historical planning application 07/07775/FUL permitted a first floor extension to create an additional bedroom. Forming part of this ever popular part of Wrose. Contact Robert Watts to arrange YOUR VIEWING today.

**£260,000**

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## **COUNCIL TAX Bradford**

Band C

**TENURE** Freehold

## **ENTRANCE HALL**

**LOUNGE / DINER** 26' (7.92) max overall x 11'6" (3.5) max reducing to 7'6" (2.29)

**RECEPTION ROOM** 10'5" x 6'9" (3.18m x 2.06m)

**SHOWER ROOM / UTILITY** Shower cubicle, WC, wash basin - plumbed for washing machine

**KITCHEN** 11'9" x 7'8" (3.58m x 2.34m)

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

**LANDING** Access to loft - closet housing boiler

**BEDROOM 1** 14'4" x 8'9" (4.37m x 2.67m)

**BEDROOM 2** 11'5" x 9' (3.48m x 2.74m)

**BEDROOM 3** 7'9" x 6' (2.36m x 1.83m)

**BATHROOM** Three piece suite comprising air bath, WC and wash basin - tiled floor and walls

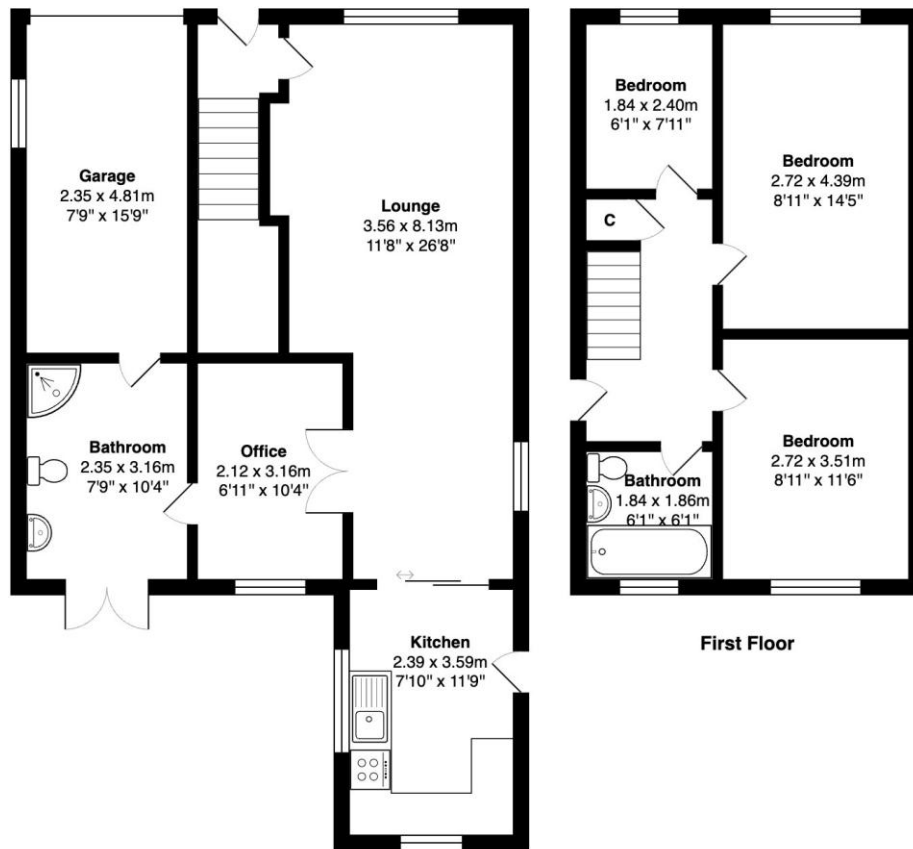
**ATTACHED GARAGE** A useful garage - please be aware the roof requires repair

**OUTSIDE** Open garden to front, pleasant 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.



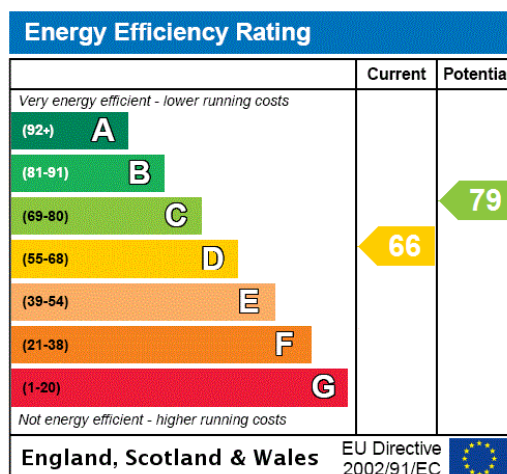




**Ground Floor**

Total Area: 105.3 m<sup>2</sup> ... 1133 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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