



## **1 Bescot Way, Wrose, Shipley, BD18 1QA**

NO CHAIN – built around 20 years ago this DETACHED example will appeal to a variety of buyers. Currently providing FOUR BEDROOM (master en-suite) TWO RECEPTION ROOM accommodation which is further enhanced by a STUDY and DOUBLE GARAGE. Forming part of this ever popular modern development, handy for travel to both Shipley and Bradford. A detailed internal inspection is essential to fully appreciate the accommodation on offer. Contact Robert Watts to arrange YOUR viewing today.

**Offers in excess of £350,000**

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## **COUNCIL TAX Bradford**

Band E

**TENURE** Leasehold - 978 years remaining - our client advises ground rent is around £80 per year and service charge is around £320 per year paid quarterly - this information should be verified by your solicitor.

## **ENTRANCE HALLWAY**

## **GROUND FLOOR WC**

**LOUNGE 14'9" x 11'9" (4.5m x 3.58m)**

**DINING ROOM 9'8" x 9'3" (2.95m x 2.82m)**

**STUDY 10'1" x 6'8" (3.07m x 2.03m)**

**UTILITY ROOM / REAR HALL** Stainless steel sink unit. Plumbed for washing machine. Worcester Bosch boiler which is one year old (fitted Nov 23)

**KITCHEN 13'3" x 9'3" (4.04m x 2.82m)**

Selection of wall and base units, sink unit. Built-in double oven, separate hob and extractor. Integrated fridge and freezer

**LANDING** Access to loft space

**BEDROOM ONE 15'1" x 11'9" (4.6m x 3.58m)**

Built in wardrobes

**ENSUITE SHOWER ROOM** WC, Wash basin, shower cubicle

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

**BEDROOM THREE 10'3" x 9'5" (3.12m x 2.87m)**

Built in wardrobes

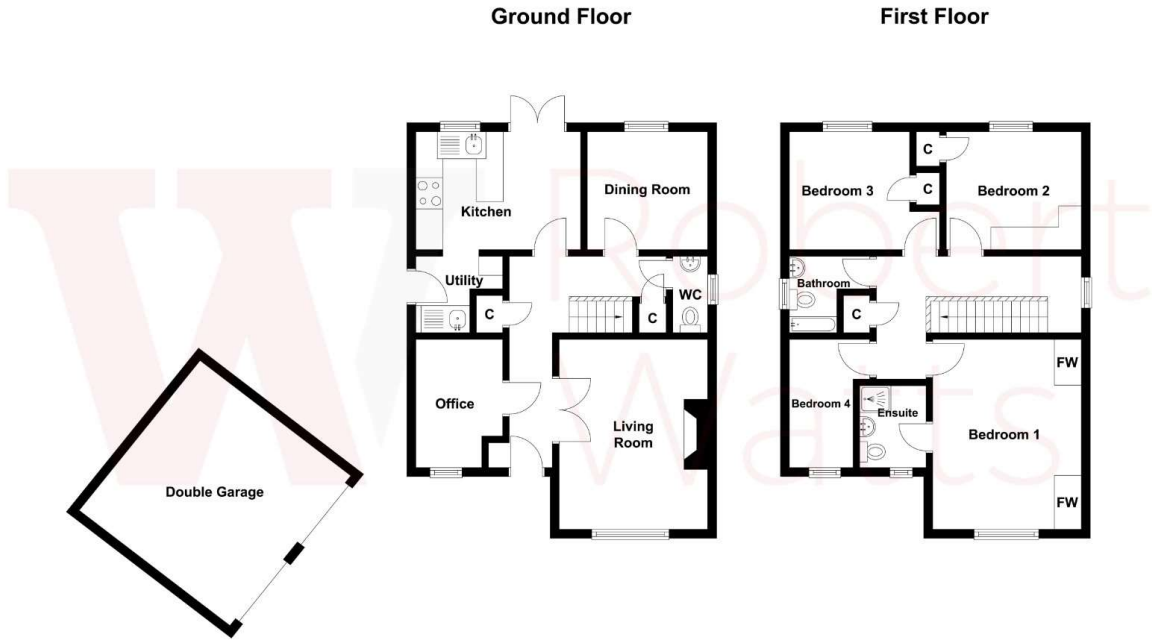
**BEDROOM FOUR 10'3" x 7'1" (3.12m x 2.16m)**

**BATHROOM** Three piece suite

**OUTSIDE** Pleasant rear garden. Off road parking to front. Double garage. Additional patio area to side of property and decking area to the lower level of 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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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