



62 Wrose Mount, Wrose, Shipley, BD18 1PG

NO CHAIN – ENVIABLE PLOT! Within walking distance of Low Ash Primary. Popular style of SEMI-DETACHED currently providing THREE BEDROOM, TWO RECEPTION ROOM accommodation. This fine example is further enhanced by a good size conservatory, drive, garage and rear garden with long distance views. Forming part of this most favoured locality, offering access to local amenities and handy for travel to both Shipley and Bradford.

A detailed inspection is essential to fully appreciate. Contact Robert Watts to arrange YOUR viewing today.

£225,000

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ENTRANCE HALL

LOUNGE 13'9" x 12' (4.2m x 3.66m)

French doors to Dining Room

DINING ROOM 10'3" x 8'1" (3.12m x 2.46m)

Open to....

CONSERVATORY 12' 8'7" (3.66m)

KITCHEN 7'3" x 10'5" (2.2m x 3.18m)

Selection of wall and base units, worktops, built in oven, hob and extractor, sink unit, plumbed for auto washer, part tiled walls

LANDING Access to loft via pull down ladder, partly boarded with power and light

BEDROOM ONE 12'8" x 8'4" (3.86m x 2.54m)

Fitted wardrobes with dressing table

BEDROOM TWO 10'4" x 9'3" (3.15m x 2.82m)

BEDROOM THREE 7'4" x 7'6" (2.24m x 2.29m)

BATHROOM/WC 3 piece white suite, tiled walls, tiled floor

OUTSIDE Mature large garden to rear (exact boundary to be confirmed) timber decking

PARKING Driveway to garage

COUNCIL TAX Bradford

Band C

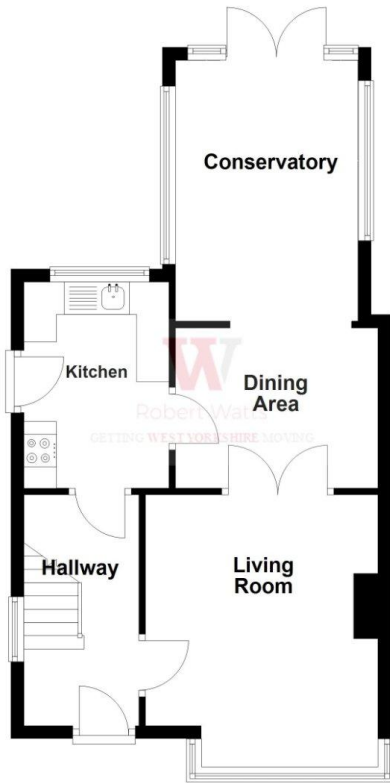
TENURE Freehold

AML Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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




First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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