



14 Low Ash Grove, Wrose, Shipley, BD18 1JL

NO CHAIN - MATURE SEMI DETACHED currently providing THREE BEDROOM well presented accommodation. The 15ft KITCHEN DINER, DRIVE, CONSERVATORY and GARDENS further add to the appeal here. Forming part of this understandably sought after area of Wrose, handy for travel to both SHIPLEY and BRADFORD... many local amenities within walking distance including Low Ash Primary. The property also benefits from a security alarm and CCTV. Contact Robert Watts to arrange YOUR viewing today.

Offers in excess of £210,000

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COUNCIL TAX Bradford

Band B

TENURE This property is unregistered with land registry therefore we are unable to confirm the tenure, please verify this with your legal representative

ENTRANCE HALL

LIVING ROOM 16'1" x 13'1" (4.9m x 4m)

KITCHEN DINER 15'9" x 7'4" (4.8m x 2.24m)

Selection of wall and base units, worktops, sink unit, built in oven, hob and extractor, plumbed for washing machine

CONSERVATORY 9'5" x 9'5" (2.87m x 2.87m)

LANDING Access to loft space

BEDROOM 1 12' x 10'2" (3.66m x 3.1m)

BEDROOM 2 9'4" x 8'6" (2.84m x 2.6m)

BEDROOM 3 7'9" (2.36) x 5'6" (1.68) both max excl stair head

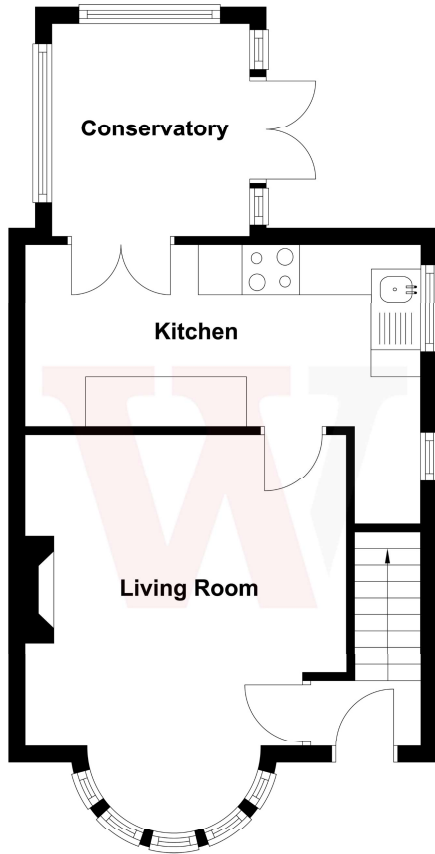
BATHROOM Three piece suite, mixer tap over bath shower - fully tiled walls

OUTSIDE Drive, pleasant gardens front and rear, permanent store shed to rear

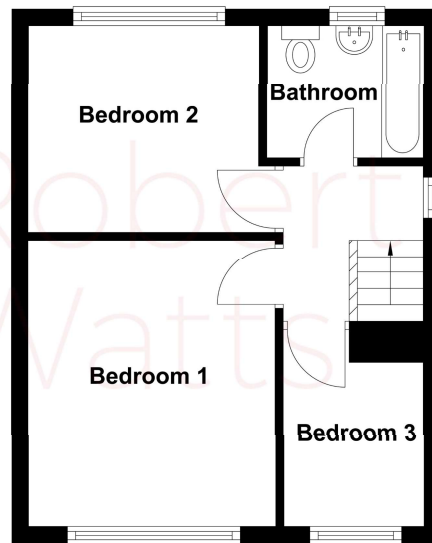
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		