



28 Ridgeway, Wrose, Shipley, BD18 1PL

NO CHAIN - Popular style of semi-detached, forming part of this sought after part of Wrose, within walking distance to local amenities, handy for Low Ash Primary School and offering access to both Shipley and Bradford. The accommodation includes three bedrooms and a good size kitchen diner, the drive, garage and pleasant gardens further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

£190,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

PORCH Leads to hall

LIVING ROOM 14'1" max x 12'7" max (4.3m max x 3.84m max)

KITCHEN DINER 14'5" x 13'4" (4.4m x 4.06m)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine - built in oven, separate hob and extractor - useful understairs store

LANDING

BEDROOM 1 12' x 10' (3.66m x 3.05m)

BEDROOM 2 9' (2.74) x 8'4" (2.54) plus robes

Built in wardrobes

BEDROOM 3 6'2" x 5'5" (1.88m x 1.65m)

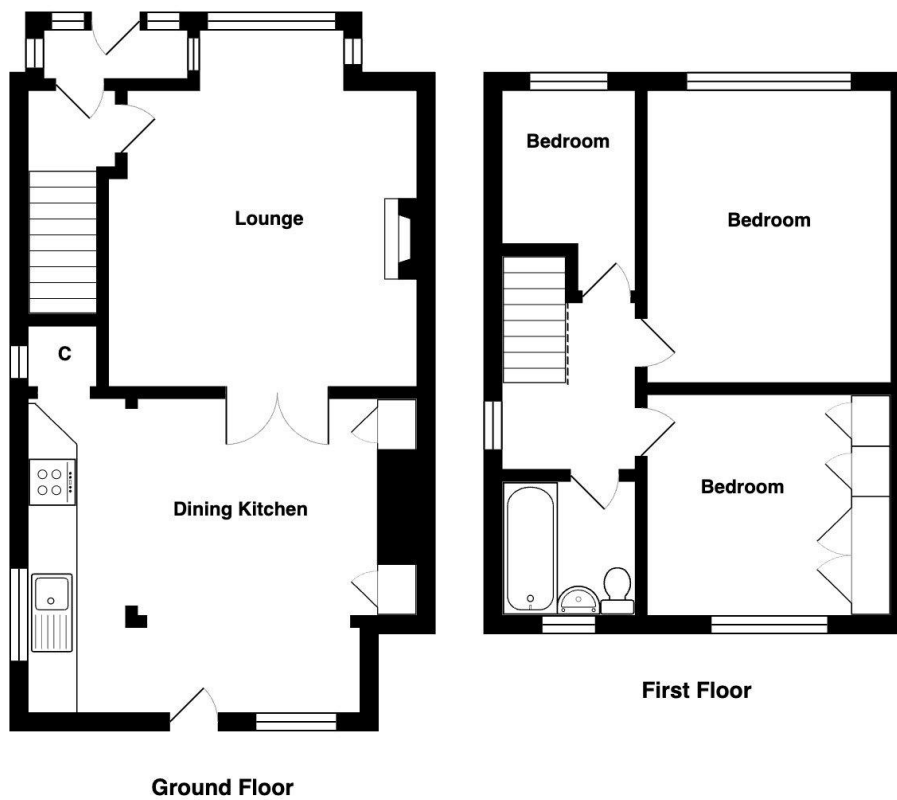
NB - Please note limited dimensions of this room

BATHROOM Three piece white suite, over bath shower and screen - part tiled walls

OUTSIDE Drive to garage, pleasant gardens front and 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.





Total Area: 72.1 m² ... 776 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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