



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

Popular style of town house – Vastly improved during our clients ownership so YOU don't have to! Well proportioned **THREE BEDROOM** accommodation awaits new owners and boasts **MODERN FIXTURES and DÉCOR** throughout. This fine example is further enhanced by: 15ft living room, good size kitchen diner, pleasant gardens and a garage (in disrepair) Forming part of this ever popular part of Wrose, handy for village amenities and offering access to both Shipley and Bradford. Contact Robert Watts to arrange **YOUR VIEWING** today.

**£150,000**

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

## **COUNCIL TAX Bradford**

Band B

## **TENURE Freehold**

## **ENTRANCE HALL**

## **LIVING ROOM 15'3" x 11'6" (4.65m x 3.5m)**

## **KITCHEN DINER 14'9" x 10'3" (4.5m x 3.12m)**

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

## **LANDING** Access to loft space

## **BEDROOM 1 12'6" (3.8) plus robes x 8'9" (2.67)**

Built in wardrobes

## **BEDROOM 2 11'4" x 8'8" (3.45m x 2.64m)**

## **BEDROOM 3 7'9" x 5'9" (2.36m x 1.75m)**

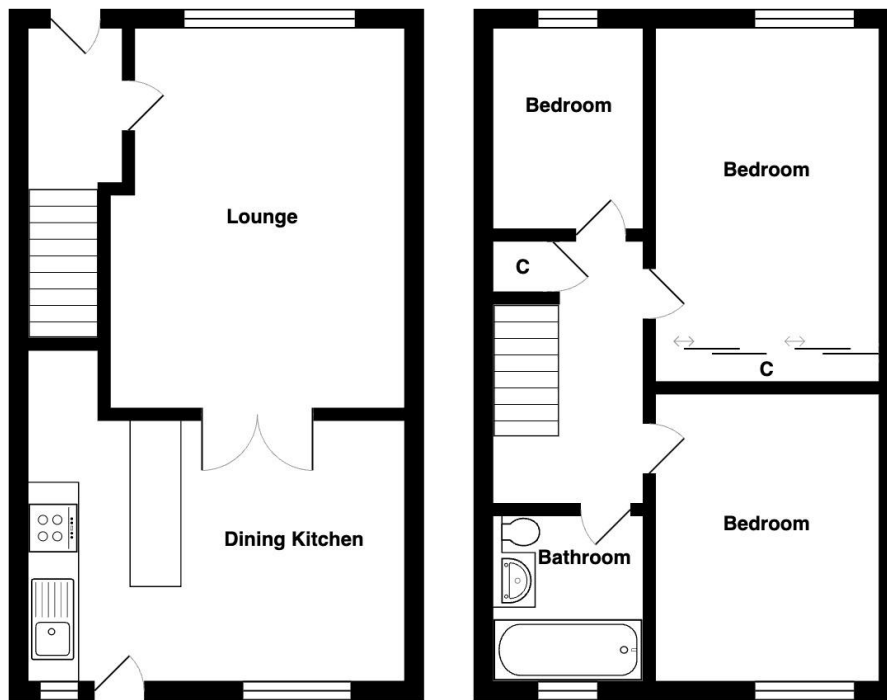
## **BATHROOM** Modern white suite comprising bath with shower and screen over, vanity washbasin & WC - fully tiled walls

## **OUTSIDE** Lawn garden to front, pleasant enclosed rear garden - off site garage (in disrepair)

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

Total Area: 73.0 m<sup>2</sup> ... 786 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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

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