



58 Wrose Road, Wrose, Shipley, BD18 1NT

NO CHAIN - SHORT WALK TO Low Ash Primary and VILLAGE AMENITIES – popular style of Semi-Detached offering new owners an opportunity to make their own mark. Currently providing TWO BEDROOM accommodation, 15FT KITCHEN DINER, DRIVE, GARAGE and PLEASANT GARDENS. Forming part of this understandably sought after part of Wrose, offering access to both Shipley and Bradford. Contact Robert Watts to arrange YOUR viewing today.

£165,000

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PORCH Leads to entrance hall

LIVING ROOM 15'5" max x 12' (4.7m max x 3.66m)

KITCHEN DINER L shaped 15'3" (4.65) x 7'7" (2.3) and 5' (1.52) x 4'9" (1.45)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine - useful under stairs store

LANDING Access via pull down ladder to boarded loft space

BEDROOM 1 15'3" (4.65) max overall x 11'8" (3.56)

With two windows - useful store closet housing boiler

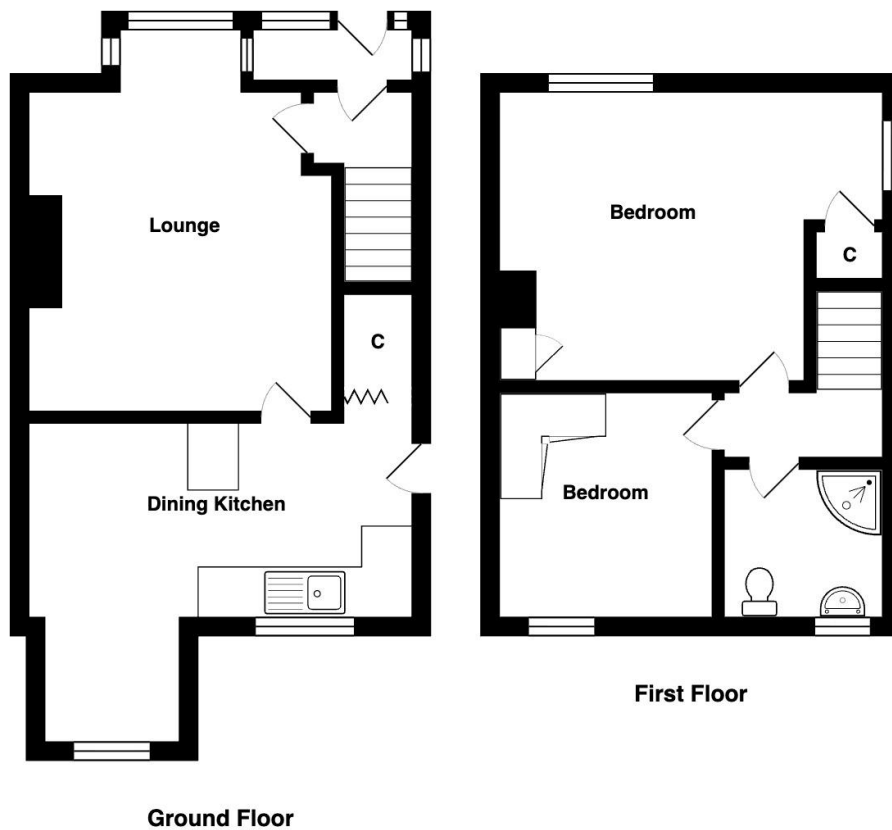
BEDROOM 2 8'9" (2.67) x 8'4" (2.54) both max

SHOWER ROOM Shower cubicle, wash basin and WC - majority 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: 64.8 m² ... 697 ft²
 All measurements are approximate and for display purposes only

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

70 C

85 B