



14 Tenbury Road, Wrose, Shipley, BD18 1QD

NO CHAIN – built around 17 years ago this DETACHED example occupies an ENVIABLE PLOT and will appeal to a variety of buyers. Currently providing FOUR BEDROOM (master en-suite) TWO RECEPTION ROOM accommodation which is further enhanced by a STUDY, UTILITY ROOM and DOUBLE GARAGE (currently no vehicle access). Forming part of this ever popular modern development, handy for travel to both Shipley and Bradford. A detailed internal inspection is essential to fully appreciate the accommodation on offer. Contact Robert Watts to arrange YOUR viewing today.

£375,000

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COUNCIL TAX Bradford

Band E

TENURE Leasehold

LEASEHOLD INFORMATION Our research shows a 999 year lease was granted on 1/1/2004 we are awaiting confirmation of any additional charges e.g. ground rent, service charge. This information should be verified by your legal representative

ENTRANCE HALL Guest WC , useful store closet

LIVING ROOM 16'9" x 12' (5.1m x 3.66m)

Patio doors to rear garden

DINING ROOM 11'3" x 10'1" (3.43m x 3.07m)

STUDY 7'6" x 6'1" (2.29m x 1.85m)

UTILITY ROOM / REAR HALL 7'5" x 4'8" (2.26m x 1.42m)

Plumbed for washing machine

KITCHEN 12' x 10'8" (3.66m x 3.25m)

Selection of wall and base units, work tops, breakfast bar, sink unit - built in double oven, separate hob and extractor

DOUBLE INTEGRAL GARAGE Partially converted into two rooms:

Room 1 14'2" x 11'5"

Room 2 16'9" x 6'5"

No building regs

LANDING Access to loft space

BEDROOM 1 12'2" x 11'3" (3.7m x 3.43m)

EN-SUITE SHOWER ROOM Shower cubicle, WC and wash basin

BEDROOM 2 12'2" x 11'2" (3.7m x 3.4m)

BEDROOM 3 11'3" x 10'1" (3.43m x 3.07m)

BEDROOM 4 11'6" x 6'5" (3.5m x 1.96m)

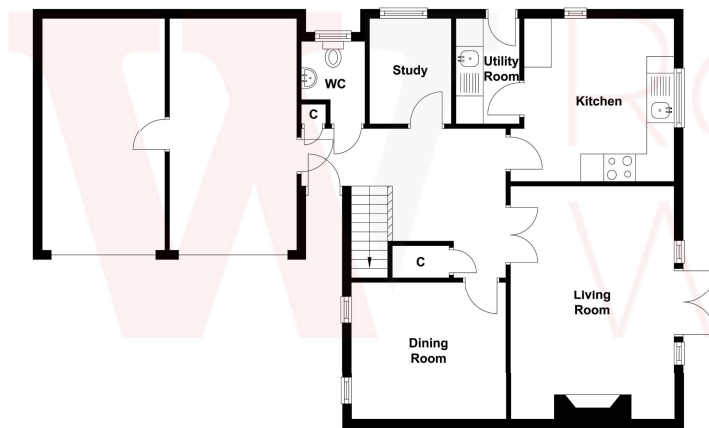
BATHROOM Three piece suite, over bath shower and screen

OUTSIDE Drive to double garage (currently no vehicle access) pleasant low maintenance rear garden including ample paved patio, artificial lawn and party shed!

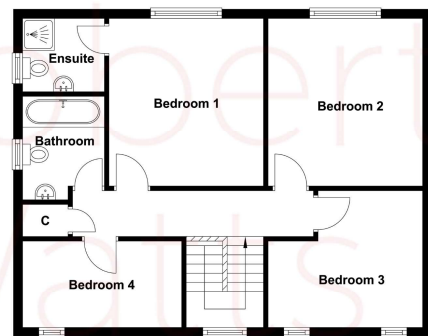
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
69-80	C	75 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		