



27 Thornacre Crescent, Wrose, Shipley, BD18 1LA

EXTENDED SEMI-DETACHED – Within walking distance of Low Ash Primary and VILLAGE AMENITIES – Currently providing FOUR BEDROOM, TWO RECEPTION ROOM accommodation. Rest assured this example has been much loved by the current owners for many decades and they have created a family friendly home for YOU to enjoy! Forming part of this understandably sought after part of Wrose, offering access to Shipley, Leeds and Bradford. Contact Robert Watts to arrange YOUR viewing today.

£250,000

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COUNCIL TAX Bradford

Band B with improvement indicator

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 14'9" max x 13'3" (4.5m max x 4.04m)

DINING ROOM 12'4" x 7'9" (3.76m x 2.36m)

Open to kitchen, guest WC off

KITCHEN 16'8" x 9'4" (5.08m x 2.84m)

Selection of wall and base units, built in oven and hob. Plumbed for automatic washer and open to dining room

LANDING Access to part boarded loft space

BEDROOM ONE 12'9" x 8'9" (3.89m x 2.67m)

BEDROOM TWO 10'1" x 7'3" (3.07m x 2.2m)

BEDROOM THREE 9'8" max x 7'4" (2.95m max x 2.24m)

BEDROOM FOUR 12'3" (3.73) x 7'8" (2.34) plus recess

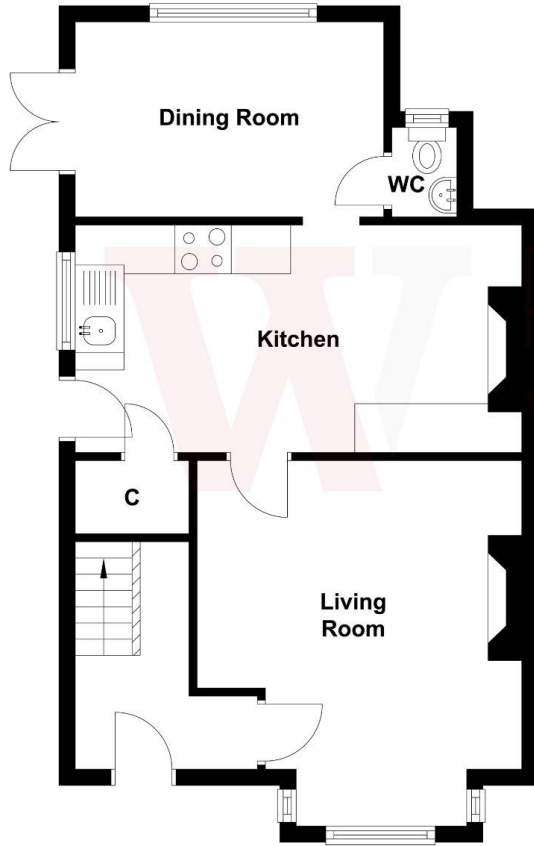
BATHROOM Three piece suite

OUTSIDE Driveway , pleasant gardens front and rear

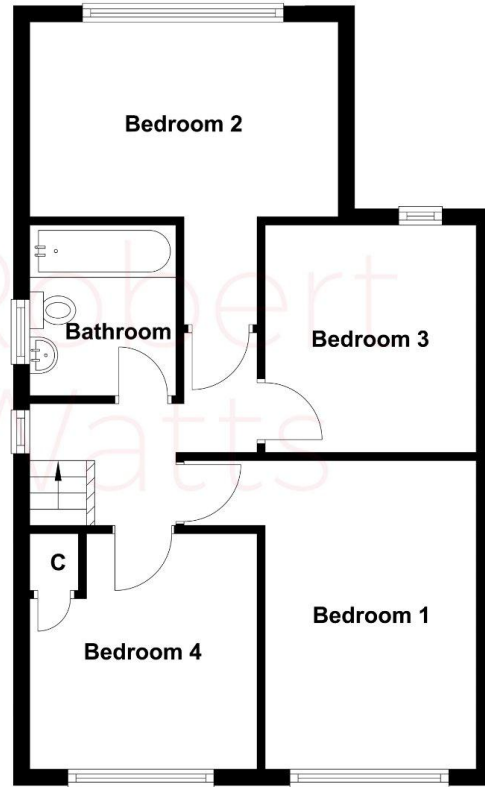
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		