



130 Low Ash Drive, Wrose, Shipley, BD18 1JQ

NO CHAIN – Stone built mature semi-detached currently providing THREE BEDROOM, TWO RECEPTION ROOM accommodation. Of likely appeal to a variety of buyers including first time and young families. This fine example is further enhanced by a good size mature garden, drive and garage. Forming part of this understandably sought after area of Wrose, handy for many local amenities and within walking distance of Low Ash Primary. Contact Robert Watts to arrange YOUR viewing today.

£210,000

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PROBATE SALE Please note this property is subject to a grant of probate, exchange of contracts can't take place until the grant of probate has been issued. Please contact your Solicitor or our office for further details.

ENTRANCE HALL

LIVING ROOM 13'4" x 12'2" (4.06m x 3.7m)

DINING ROOM 11'5" (3.48) x 12' (3.66) to chimney breast

Useful under stairs store

KITCHEN 13'3" x 5'8" (4.04m x 1.73m)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine and dishwasher

LANDING

BEDROOM 1 13'4" (4.06) max x 12'4" (3.76) max

BEDROOM 2 12'9" x 7'9" (3.89m x 2.36m)

BEDROOM 3 8'6" x 8' (2.6m x 2.44m)

BATHROOM Three piece suite, electric over bath shower

OUTSIDE Drive to garage, good size mature garden to rear

COUNCIL TAX Bradford

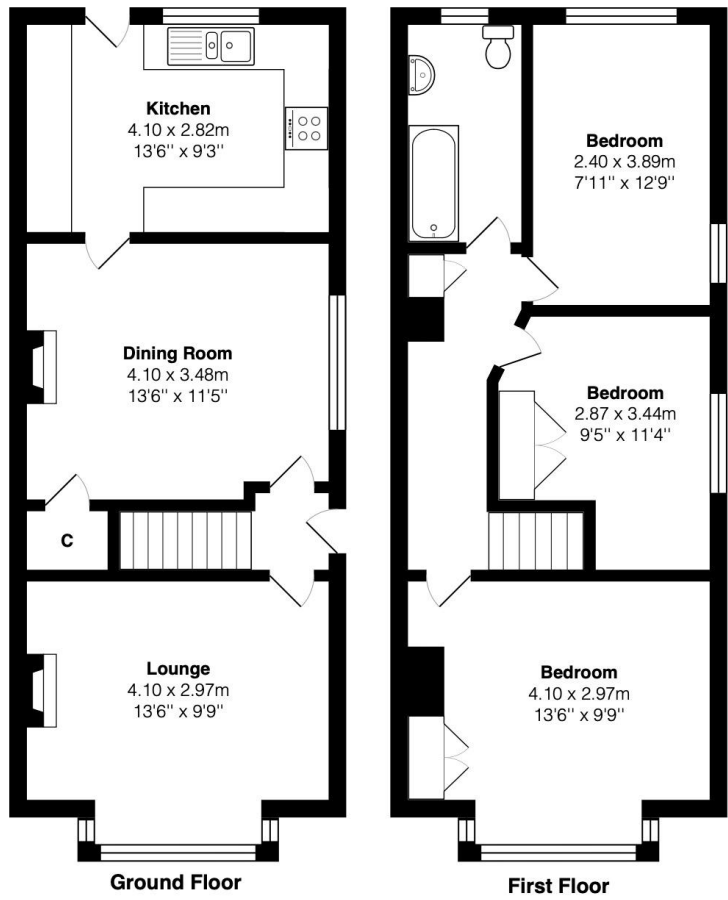
Band C

TENURE We are unable to confirm the tenure as this property is unregistered, please check this with your Solicitor

BUYER INFORMATION If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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: 89.2 m² ... 961 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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