



28 Low Ash Drive, Wrose, Shipley, BD18 1JH

EXTENDED semi-detached occupying an enviable CUL-DE-SAC plot... This fine example provides FOUR BEDROOM (master en-suite) TWO RECEPTION ROOM accommodation which is further enhanced by: CONSERVATORY, STUDY/OFFICE, VERY PLEASANT REAR GARDEN. Forming part of this understandably sought after part of Wrose, within walking distance of village amenities and Low Ash Primary.. offering access to both Shipley and Bradford. Contact Robert Watts to arrange YOUR viewing today.

£295,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

28 Low Ash Drive, Wrose, Shipley, BD18 1JH

ENTRANCE HALLWAY with understairs store

LIVING ROOM 19'1" x 11'4" (5.82m x 3.45m)

DINING ROOM 8'6" x 9'8" (2.6m x 2.95m)

Open arch to kitchen

CONSERVATORY 13' (3.96) x 9'2" (2.8) both approx

Air conditioned

STUDY/OFFICE 8'4" x 6'8" (2.54m x 2.03m)

KITCHEN 12' x 9' (3.66m x 2.74m)

Selection of wall and base units, built in oven, hob and extractor. Open arch to dining room

FIRST FLOOR LANDING Access to loft which is part boarded

BEDROOM ONE 13'6" max x 8'8" (4.11m max x 2.64m)

Fitted wardrobes

EN-SUITE SHOWER ROOM Shower cubicle, washbasin and WC - tiled walls

BEDROOM TWO 11'8" x 8'6" (3.56m x 2.6m)

BEDROOM THREE 10'6" x 10'1" (3.2m x 3.07m)

BEDROOM FOUR 7'1" (2.16) x 8'9" (2.67) both max

BATHROOM Three piece white suite with over bath shower and screen, fully tiled walls and tiled floor

OUTSIDE Drive to front, pleasant gardens including timber decking patio, perm store shed.

COUNCIL TAX Bradford

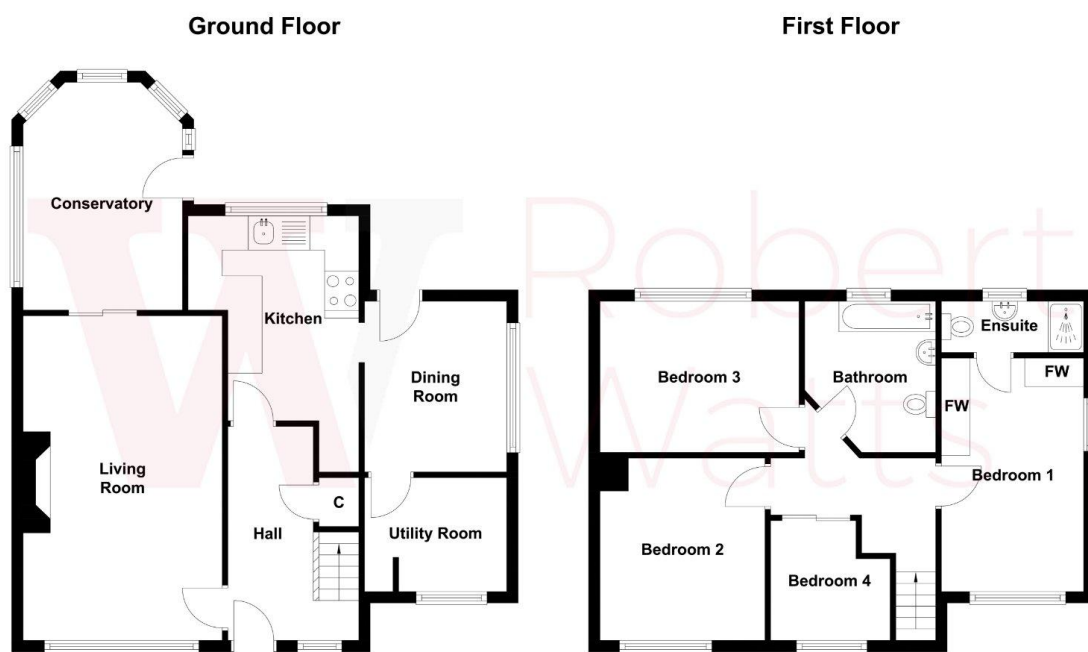
Band C

TENURE Freehold

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		