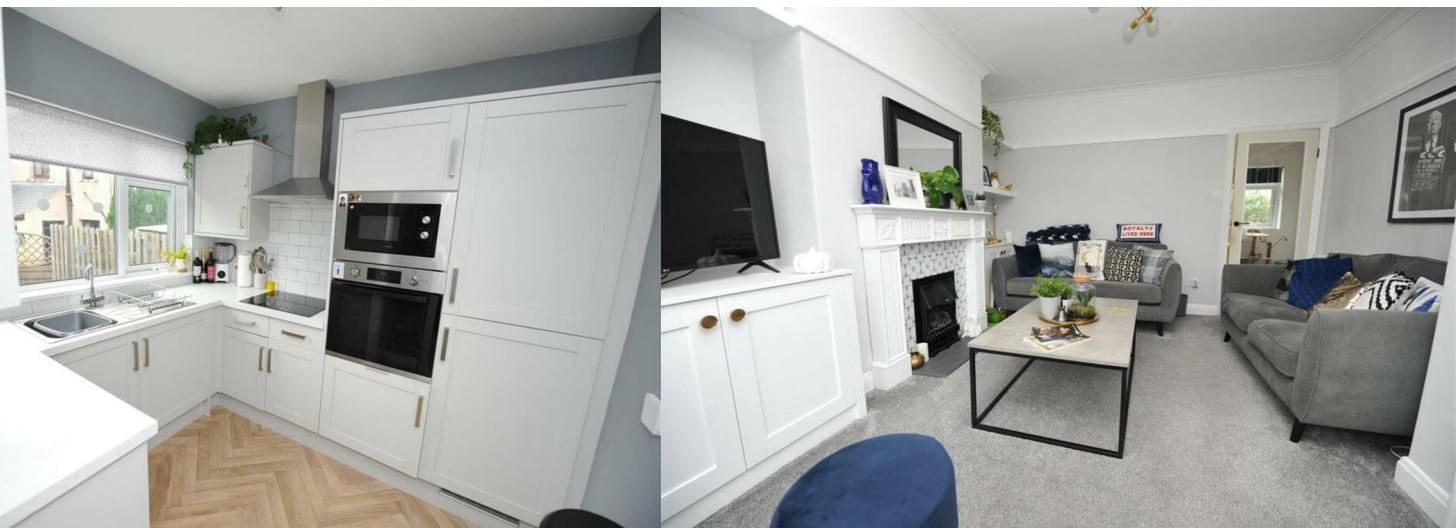




## 12 Low Ash Road

Wrose, Shipley, BD18 1HY

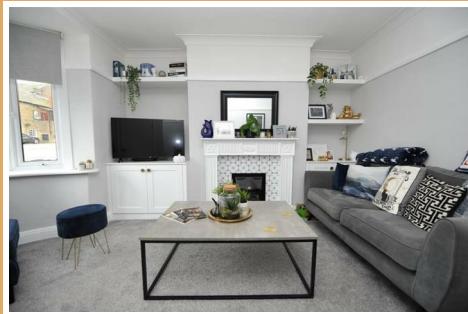
**£210,000**



# 12 Low Ash Road

Wrose, Shipley, BD18 1HY

**£210,000**



\* \* \* 3 B E D R O O M S E M I -  
DETACHED\*\*\*SHIPLEY\*\*\*MODERN FAMILY  
HOME\*\*\*

Offered to the market is this well presented three bedroom semi-detached that must be viewed to be appreciated. Comprising: entrance porch, lounge, dining room, three first floor bedrooms and house bathroom. Garden to rear and off street parking to the front leading to garage.  
NOT TO BE MISSED!\*\*\*\*\*Contact YORKSHIRE RESIDENTIAL 01274 606167 to arrange a viewing\*\*\*\*\*

## Entrance

Radiator.

## Lounge

15'3" x 12'2" (4.65m x 3.73m)

Feature fireplace with surround, marble inset and hearth. Radiator,

## Dining Room

15'5" x 9'1" (4.70m x 2.79m)

Radiator and French doors to rear.

## Kitchen

8'9" x 8'0" (2.69m x 2.44m)

Fitted with a range of modern wall and base units with stainless steel sink unit, oven, hob, microwave, dishwasher, auto washer, part tiled walls and radiator.

## First Floor Landing

## Bedroom 1

12'7" x 9'10" (3'3" (3.84m x 3.00m (1)

Fitted wardrobes and radiator,

## Bedroom 2

9'1" x 8'0" (2.77m x 2.46m )

Radiator.

## Bedroom 3

6'5" x 5'2" (1.96m x 1.60m)

Radiator.

## House Bathroom

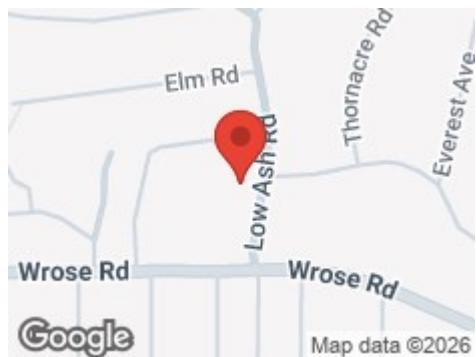
Modern three piece suite comprising panelled bath, vanity sink unit, low suite wc, tiled walls and radiator.

## Exterior

Gardens , parking and garage,



## Road Map



## Hybrid Map



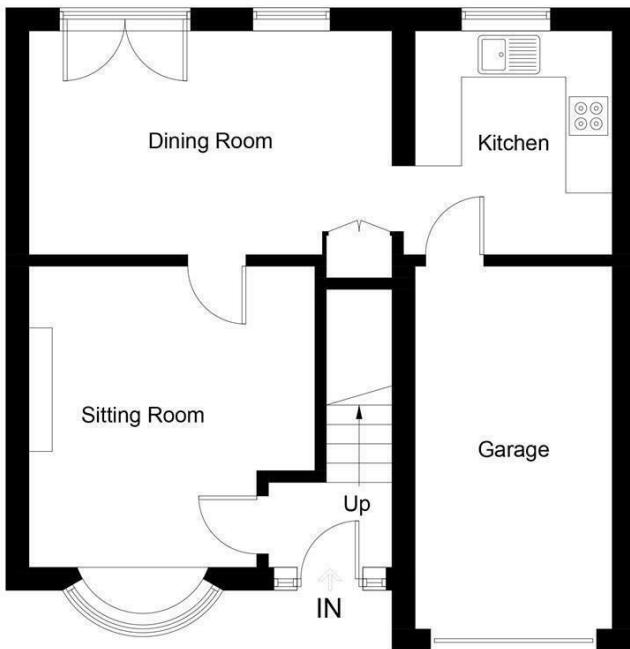
## Terrain Map



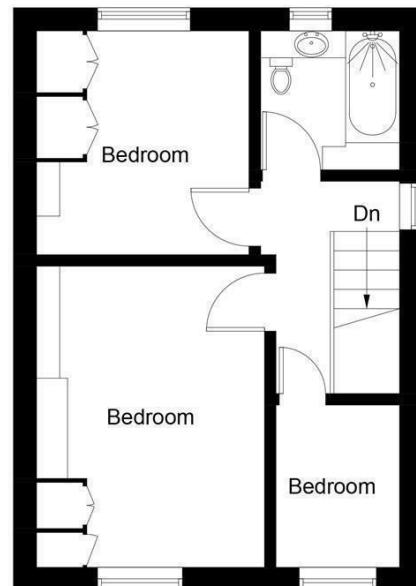
## Floor Plan

### Low Ash Road, BD18

Approximate Gross Internal Area = 88.3 sq m / 950 sq ft  
(Including Garage)



**Ground Floor**



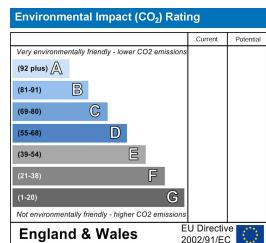
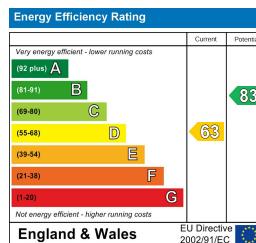
**First Floor**

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID683165)

## Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.