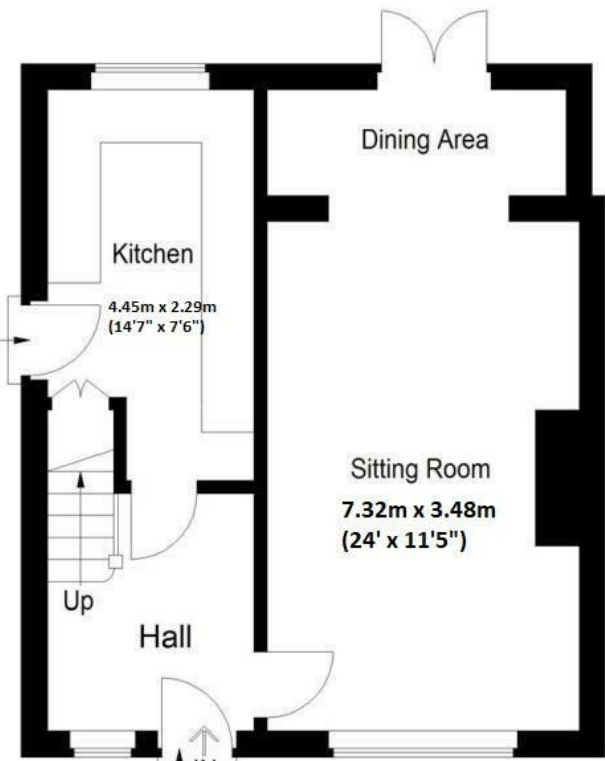
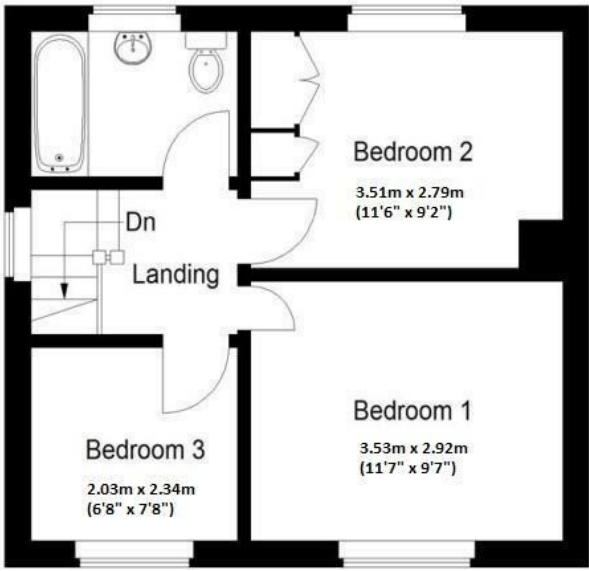


Wrose Grove, BD2

Approximate Gross Internal Area = 79.6 sq m / 857 sq ft



Ground Floor

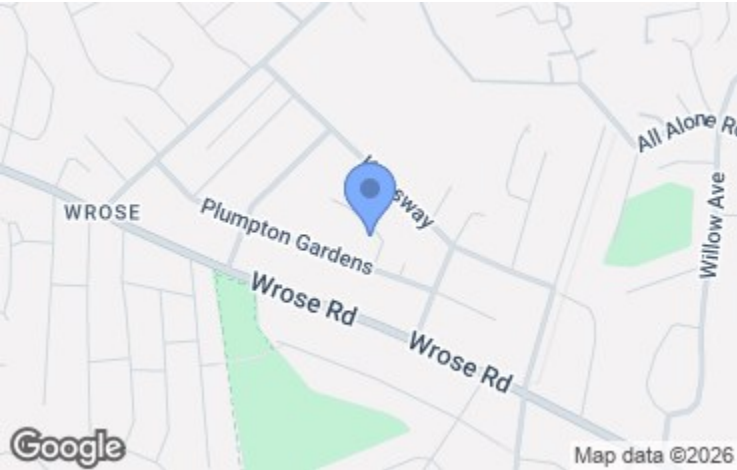


First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Viewing arrangements

Strictly by appointment through WW Estates
01274 627444
sales@wwestateagents.com

Directions

See Mapping.



Wrose Grove, Bradford, BD2 1PQ
Offers In The Region Of £250,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Wrose Grove, Bradford, BD2 1PQ

 1  3  1

**** THREE BEDROOM SEMI-DETACHED ****
MODERN FINISH THROUGHOUT **
THROUGH LOUNGE DINER ** MODERN
KITCHEN ** SUBSTANTIAL CORNER PLOT
**** DRIVEWAY & GARAGE ** POTENTIAL**
TO EXTEND S.T.P.P ** A generously proportioned 3 bedroom semi-detached family home, sat on a substantial corner plot, with previous planning permission (now lapsed) offering ample potential for further extension S.T.P.P.

Enter the property to front into a light and airy entrance hall offering space for coats and shoes, access to lounge, kitchen and stairs to first floor. The through lounge diner, extended to the rear provides ample space for living and family dining featuring a double glazed window to front, patio doors to rear, carpeted flooring and neutral decor. The separate kitchen is fully equipped with a range of modern white gloss wall and base units with complimentary work surfaces over, also including an integral electric oven, hob and extractor fan, space and plumbing for washing machine, dishwasher

and fridge freezer, a stylish sink and drainer, finished with tiled walls, laminate flooring, a window to rear and door to side giving access to the garden.

The first floor landing is naturally lit via a double glazed window to side, gives access to two double bedrooms with modern decor, carpeted flooring and double glazed windows, alongside a third single bedroom with built in storage, a fitted single bed and double glazed window. The family bathroom is fully tiled and comprises a white three piece suite consisting of a bath with electric shower over, wash hand basin with vanity unit and a low level flush w/c,

Externally, the property boasts a beautifully maintained corner plot offering gardens to the front, side and rear as well as ample off-street parking and a detached garage with power and lighting. The garden is mainly laid to lawn with mature privets along the roadside for added privacy. To the rear is a low maintenance garden and seating area, also giving access to the separate home office



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Three Bedroom, Semi Detached Family Home, Open Plan Living Dining Room, Generous Sized Gardens, Driveway & Garage, Offering Flexible Living Accommodation With A Modern Finish Throughout.

Rating authority
Borough Council Tax Band C

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold