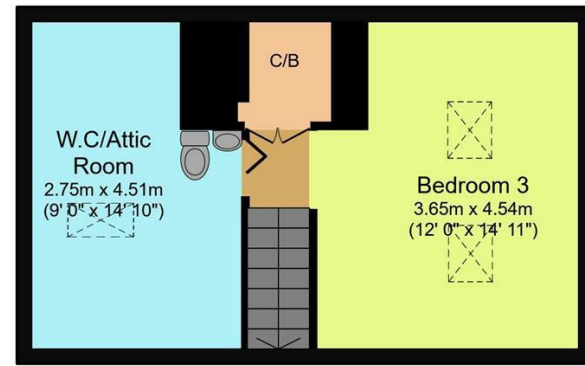


Ground Floor



First Floor

Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	75

Viewing arrangements

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



Directions

See Mapping.



Wrose Road, Shipley, BD18 1LB
Offers In The Region Of £235,000

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 Road, Shipley, BD18 1LB

 1  3  1

**** 3 DOUBLE BEDROOMS ** CHALET BUNGALOW ** TRIPLE GLAZING TO FRONT ** OFF-STREET PARKING & GARAGE ** ENCLOSED REAR GARDEN ** SUPERB POTENTIAL ** POPULAR RESIDENTIAL LOCATION **** A charming semi-detached chalet bungalow offering a delightful blend of comfort and practicality. The property boasts three generously sized double bedrooms, with potential for further extension/conversion S.T.P.P.

Upon entering, you are welcomed by an inviting entrance hall with stairs to the first floor and access to all rooms on the first floor. The lounge features dual aspect windows, allowing natural light to flood the room, and is adorned with a feature fireplace, neutral decor and carpeted flooring enhance the sense of space and comfort. Double doors leading in to the dining kitchen.

The heart of the home is undoubtedly the large dining kitchen, which has been recently fitted with a stylish Shaker-style design featuring a

range of wall and base units, an extension to accommodate space and plumbing for a washing machine and fridge freezer, a sink and drainer, space for a Rangemaster style gas cooker, patio doors leading into the rear garden.

The ground floor also includes two large double bedrooms, complete with built in wardrobes, neutral decor, carpeted flooring, the main bedroom to the front and the second with patio doors to the rear garden. A family bathroom completes the first floor comprising a bath and shower over, w/c and wash hand basin. The first floor is made up of an attic double bedroom with Velux windows and access to a large store room housing a wash hand basin and w/c.

Externally, the bungalow is equally impressive. A driveway leads to a detached garage, providing off-street parking and additional storage options. The front garden is low maintenance, featuring a walled border and mature plants, while the rear garden is a tranquil retreat, enclosed by hedges and adorned with a variety of mature plants and flowers, ensuring privacy and seclusion.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Three Bedroom Semi-Detached Chalet Bungalow Situated In Desirable Location Close To Well-Regarded Schools & Excellent Transport Links.

Rating authority
Borough Council Tax Band B

Services

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

Tenure
Freehold