



£200,000

***NO CHAIN* *THREE BEDROOMS* *POPULAR LOCATION* *LOCAL AMENITIES NEARBY* *EXCELLENT LOCAL SCHOOLS*
TRANSPORT LINKS TO LEEDS & BRADFORD *QUIET RESIDENTIAL STREET***

Townend Estate Agents offer for sale this THREE bedroom semi - detached property, located on a quiet cul-de-sac in the ever popular village of Wrose. With a range of local amenities nearby and in the catchment area for the excellent Low Ash Primary School. Being just a short drive away from Shipley train station provides this property with excellent transport links to Leeds and Bradford and beyond. The property benefits from UPVC double glazing throughout, gas central heating, garage, gardens and driveway parking. The property comprises briefly: Lounge, spacious Kitchen - Diner fitted with a range of base & wall units. Upstairs are THREE bedrooms and the family bathroom. Externally to the rear is a medium sized garden with lawn and paved area. To the front is a garage and driveway parking for multiple vehicles.

Ask us about....

AUCTION

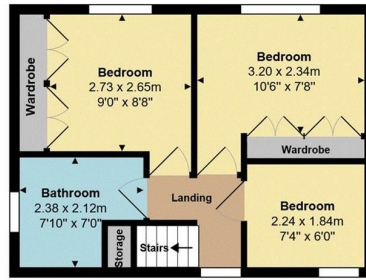
CONVEYANCING

MORTGAGES

SURVEYS



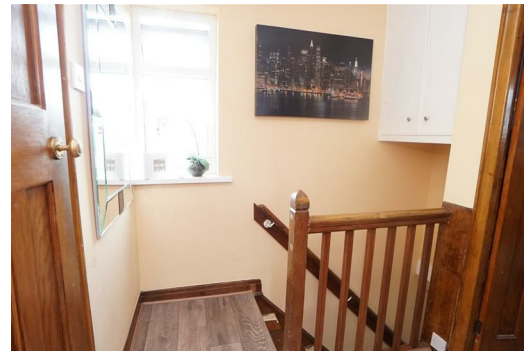
Ground Floor
Approx. Area: 32.6 m² ... 351 ft²



First Floor
Approx. Area: 32.6 m² ... 351 ft²

Approx. Total Area: 65.2 m² ... 702 ft²

Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		