



£185,000

\*THREE BEDROOMS\* \*VIEWS OF FIELDS TO REAR\* \*NOT OVERLOOKED\* \*IDEAL FOR FIRST TIME BUYERS\* \*PARKING\* \*QUIET CUL-DE-SAC LOCATION\*  
\*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*GARDEN\*

Nestled in the tranquil cul-de-sac of Lyndale Drive, Wrose, this charming semi-detached house presents an excellent opportunity for first-time buyers. The property boasts three well-proportioned bedrooms, making it ideal for small families or those seeking extra space. The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. One of the standout features of this home is the stunning views over the fields at the rear, providing a serene backdrop that is not overlooked by other properties. This sense of privacy enhances the appeal of the outdoor space, allowing for peaceful moments in your own garden. The property also includes a convenient driveway, providing parking for one vehicle at the front, a valuable asset in this desirable area. Residents will appreciate the close proximity to the amenities of Wrose, Idle, and Shipley, including easy access to the local train station, making commuting a breeze. This delightful home combines comfort, convenience, and picturesque surroundings, making it a perfect choice for those looking to step onto the property ladder. With its quiet location and fantastic views, this semi-detached house is not to be missed.

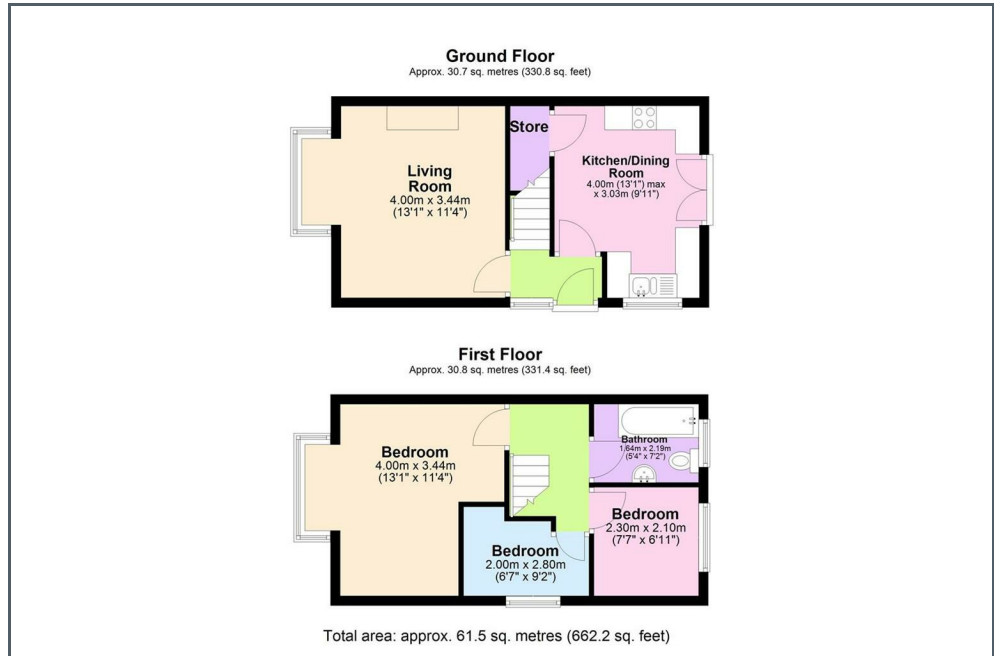
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AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



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

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