



£275,000

**\*THREE BEDROOMS\* \*AMPLE PARKING\* \*GREAT GARAGE\* \*CONSERVATORY\* \*SUPERB KITCHEN / DINER / DAY ROOM\***

Townend Estate Agents offer for sale charming three-bedroom semi-detached offers a delightful blend of modern living and comfort. The property boasts an inviting open-plan fully equipped dining kitchen which opens into the Conservatory, perfect for both family meals and entertaining guests. This spacious area is designed to create a warm and welcoming atmosphere, making it the heart of the home.

The property features three well-proportioned bedrooms, providing ample space for a growing family or those seeking extra room for guests or a home office. Each bedroom is filled with natural light, creating a bright and airy feel throughout the property.

For those who value convenience, the property includes a fabulous detached garage / workshop ideal for secure parking or additional storage. The gated driveway adds an extra layer of security and ease, allowing for off-street parking and peace of mind.

Situated in a desirable location, this SEMI-DETACHED is well-connected to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. With its appealing features and practical layout, this property is sure to attract interest from a variety of buyers. Don't miss the opportunity to make this lovely townhouse your new home.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

**Wrose Road, BD2**

Approximate Gross Internal Area = 88.1 sq m / 948 sq ft  
 Garage = 23.1 sq m / 249 sq ft  
 Total = 111.2 sq m / 1197 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1226117)



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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		65			78