



£259,950

\*NEW PRICE\* \*THREE BEDROOMS\* \*TWO RECEPTION ROOMS\* \*FANTASTIC ORIGINAL FEATURES\* \*FAMILY HOME\* \*MASTER EN-SUITE\* \*USEFUL CELLAR SPACE\*  
\*POTENTIAL TO CREATE DORMER BEDROOMS\* \*SUNTRAP GARDEN\* \*RECENTLY INSTALLED BOILER\*

Townend Estate Agents offer for sale this immaculately presented semi-detached house, offering a perfect blend of modern living and classic charm. With three well-proportioned bedrooms, this property is ideal for families, or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, each featuring original slate fireplaces that add a touch of character and warmth to the home. The property boasts two stylish bathrooms, including a fantastic Victorian-style bathroom that serves as a stunning focal point. This elegant feature enhances the overall appeal of the home, making it a delightful retreat for residents and guests alike. The property offers three storage sheds, all with power & light, along with a recently installed boiler. Additionally, the high-security front door and alarm system provide peace of mind, making this home a safe haven for you and your loved ones. Benefitting from a fantastic suntrap garden, ideal for unwinding after a long day. Having a convenient cellar space, this property will meet all your storage needs. The discerning viewer will also note the huge potential to add dormer bedrooms to the property, making it an even more impressive family residence. With its charming features and thoughtful layout, this semi-detached house on Wrose Road is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this exquisite property your new home. Please note, the driveway is shared, but there is ample off street parking and the option to create additional parking in the existing front garden.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



## Wrose Road, BD2

Approximate Gross Internal Area = 135.2 sq m / 1455 sq ft  
Cellar = 8.4 sq m / 90 sq ft  
Total = 143.6 sq m / 1545 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1177297)



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
(92-101) <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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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SALES • LETTING

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