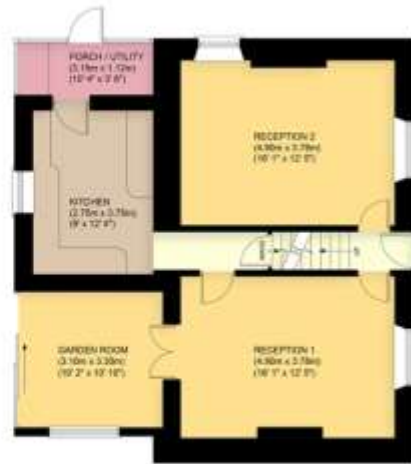




Property Location



Cellar



Ground Floor Plan



First Floor Plan

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Snowden Road, Wrose, BD18

£299,950 Freehold

Three Bedroom Detached

Martin & Co Saltaire
1 Daisy Place • Saltaire • BD18 4NA
T: 01274589132 • E: saltaire@martinco.com

01274589132
<http://www.martinco.com>





Snowden Road

Wrose

BD18

Key features:

- Three Bedroom
- Detached
- Gas Central Heating
- Unique Family Home
- Garden Room
- Character Features Throughout
- No Chain
- Modern Kitchen & Bathroom
- Ample Off Street Parking



Why you'll like it

Unique Three Bedroom Double Fronted Detached Stone Built circa 1868, family home set in this highly popular cul-de-sac position in Wrose Conservation Area. The property has been extensively modernised to a very high standard whilst retaining the character and feel of such a period property Viewing is essential! This is a fantastic opportunity for your next family home, located in the heart of Wrose, close to Shipley town centre and with spectacular views across the Valley towards Baildon. This property is perfectly situated close to shops, bars, restaurants and a local primary school, as well as providing excellent transport links to Leeds, Bradford and beyond

LOUNGE 16' 0" x 12' 4" (4.9m x 3.78m) Large lounge with character features including exposed beams, high ceiling and large window facing East. Alberg multi-fuel stove with oak mantel beam, black limestone hearth, Georgian style panels to two walls & large full height built in storage cupboard.

RECEPTION ROOM 16' 0" x 12' 4" (4.9m x 3.78m) Second large reception room with feature beams, windows facing East and North, Firefox multi-fuel stove with black limestone hearth

KITCHEN 9' 0" x 12' 3" (2.75m x 3.75m) Modern U-shaped kitchen with glossy cream finish & curved end units, solid oak worktops with natural stone tiled upstands, black nickel switches & sockets, black composite sink with black & chrome mixer. Integrated double oven with integrated extract hood/light above, LED cabinet downlights, plinth heater. Provision for integrated fridge, freezer & dishwasher. Feature beams. South facing window facing onto rear garden & patio

PORCH/UTILITY 10' 4" x 3' 8" (3.15m x 1.12m) Recently constructed with pitched roof, recessed spotlights, double glazing & black composite panels,

leading onto side patio/driveway. Located adjacent to Kitchen & includes worktop & washing machine plus further storage space

GARDEN ROOM 10' 2" x 10' 9" (3.1m x 3.3m) Accessed from the lounge, this has recently been rebuilt to provide further light. A multi-use space with exposed stonework, featuring full width sliding door which opens onto the rear patio area, pitched roof with large rooflight & 8x feature dimmable spotlights

BEDROOM ONE 16' 0" x 12' 4" (4.9m x 3.78m) Incredibly large bedroom with high ceiling, East facing window which receives the sun throughout the morning. Full length fitted wardrobe with dresser/drawers & mirror, plus a small side room which provides access to roof space and possible further storage

BEDROOM TWO 16' 0" x 12' 4" (4.9m x 3.78m) Second large double bedroom with East facing window, wooden floor & feature fireplace with cast iron surround & stone hearth

BEDROOM THREE 9' 4" x 6' 1" (2.85m x 1.86m) Excellent rectangular room with North facing window which overlooks side patio & driveway. New ceiling with LED dimmable spotlights. Could make an excellent home office space

BATHROOM 9' 4" x 6' 5" (2.85m x 1.96m) Recently modernised completely, comprising: large shower bath with concealed raindance shower in contemporary matt black with matching levers, mixer tap & hand shower. Modern dual flush wc with concealed cistern. Contemporary curved front wash basin with matt black mixer and metropolitan, minimalist satin grey vanity unit, LED illuminated demister mirror. Silver oak laminate flooring. South facing window, overlooking rear garden. Extractor fan, shaver socket, new ceiling with LED spotlight

CELLAR 6' 6" x 15' 8" (2m x 4.8m) Located off the hallway behind the Kitchen, can be used for storage

TO THE OUTSIDE Tarmac driveway leading to side patio which provides seating area & log store. To the rear is a further patio with custom built contemporary screening & raised planters. A low level hedge separates the patio from the lawned area, which is surrounded by raised planters containing a variety of mature shrubs, grasses, trees & flowers. A block paving path extends down the garden providing access to a shed, fruit trees & a further paved area which can be utilised for multi purposes

