

54 High Ash, Wrose, Shipley, West Yorkshire, BD18 1NA
£160,000

****STUNNING VIEWS**THREE BEDROOMS**SEMI DETACHED**FAMILY HOME**GROUND FLOOR EXTENSION****

HAMILTON BOWER are pleased to offer FOR SALE this extended three bedroom semi detached with with stunning views to the rear. Early viewing is advised to fully appreciate all this property has to offer. Comprising of entrance hallway, lounge, sitting room, dining room, kitchen, conservatory, three first floor bedrooms and a house bathroom. Garden to the front, driveway to the side, garage and a lawn with stunning views to the rear. The property benefits from gas central heating and PVC double glazing.

TO VIEW CONTACT HAMILTON BOWER TODAY!!!

ENTRANCE

Spacious hallway with a gas central heating radiator.

LOUNGE

13'1" x 10'2" (4 x 3.1)

Good size living area with an abundance of natural light from the front aspect window. Coal effect gas fire, marble inset and hearth. Gas central heating radiator.

SITTING ROOM

18'0" x 8'11" (5.5 x 2.73)

Good size second living area. Gas central heating radiator. Stunning far reaching views.

KITCHEN

10'2" x 7'6" (3.1 x 2.3)

Fitted kitchen with a range of wall and base units with a contrasting work surface incorporating a stainless steel sink unit. Gas point. Plumbing for an automatic washing machine. Door to rear.

LEAN TOO

8'2" x 5'10" (2.5 x 1.8)

FIRST FLOOR

Landing. Loft access via pull down ladder.

BEDROOM ONE

11'9" x 7'6" (3.59 x 2.3)

Good size double bedroom with a range of mirror fronted wardrobes. Gas central heating radiator. Window to front elevation.

BEDROOM TWO

10'9" x 9'10" (3.3 x 3)

Stunning views. Double bedroom. Gas central heating radiator.

BEDROOM THREE

9'10" x 6'6" (3 x 2)


Good size third bedroom. Window to front elevation.

SHOWER ROOM

Double walk in shower, W.C and a wash basin. Heated chrome towel railing.

EXTERNAL

Well kept lawn to the front. Driveway to the side. Detached garage. Lawn to the rear with far reaching stunning views.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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