



Kings Road, Wrose,

£165,000

**** SEMI BUNGALOW ** ONE BEDROOM plus LOFT CONVERSION ** TWO RECEPTION ROOMS **
* TWO BATH/SHOWER ROOMS * CORNER PLOT * GARAGE * GARDENS TO THREE SIDES ***

Occupying a desirable and much sought after residential location, is this semi detached bungalow.

The enviable corner plot provides excellent scope to extend (subject to relevant planning consent).

Benefits from gas central heating and upvc double glazing.

Entrance porch, lounge, kitchen, dining room, bedroom, bathroom, separate shower room, together with loft conversion providing occasional room.

To the outside there are good sized gardens, parking and garage.



Semi detached bungalow situated on an enviable corner plot providing excellent scope to extend (subject to relevant planning consent). Occupying a desirable and much sought after residential location. The accommodation benefits from gas central heating, upvc double glazing and briefly comprises entrance porch, lounge, kitchen, dining room, bedroom, bathroom, separate shower room, together with loft conversion providing occasional room. To the outside there are good sized gardens, parking and garage.

Entrance Porch

With store cupboard.

Lounge

16'3" x 11' (4.95m x 3.35m)

With a coal effect electric fire in feature fireplace surround, radiator.

Kitchen

11'1" x 8' (3.38m x 2.44m)

Beechwood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas cooker, plumbing for auto washer, part tiled walls.

Dining Room

11'4" x 11'1" (3.45m x 3.38m)

With radiator.

Bathroom

Three piece white suite, tiled walls and heated towel rail.

Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, tiled walls and radiator.

Bedroom One

16'3" x 9'9" (4.95m x 2.97m)

With radiator and store cupboard.

First Floor

Loft Conversion / Occasional Room

12'4" x 11'7" (3.76m x 3.53m)

With under eaves storage, two skylight windows and radiator.

Exterior

To the outside there are gardens to three sides, ample parking and an oversized garage.

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street into Idlecroft Road, take the right at the end into Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching Five Lane Ends roundabout take the fourth exit into Wrose Road, at the traffic lights take the right into Kings Road and the property will shortly be seen displayed via our For Sale board.

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			

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