

SOLD STC

£179,950 Freehold



## 20 West View Avenue, Wrose, Shipley, West Yorkshire. BD18 1NG

- 3 Bedroom Semi - 2 Reception Rooms
- Conservatory - Panoramic Views Across Valley To Rear
- Driveway - Garage
- No Seller Chain



## PROPERTY DESCRIPTION

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Occupying an attractive plot having panoramic views across the valley to the rear, is this good sized three bedroom semi detached. Situated in a highly regarded residential area in Wrose. Wrose village offers an array of amenities and is located on the edge of Shipley, with its excellent commuter links into Leeds.

Benefiting from gas central heating and UPVC double glazing. Briefly comprises; entrance hall, lounge, dining room, kitchen and conservatory to the ground floor. Three good sized bedrooms and bathroom to the first floor. Outside, there are gardens front and rear with driveway providing ample off road parking which leads to a single detached garage. Ample external storage underneath the conservatory.

The property is offered for sale with no Seller chain. Internal viewing is essential to appreciate the accommodation on offer.



## ROOM DESCRIPTIONS

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### Entrance Hall

Double glazed entrance door and window to the front. Under stairs cupboard. Wooden parqure floor, stairs to the first floor and radiator.

### Lounge

Double glazed window to the front and radiator. Fitted gas fire and laminate floor. Wall light points and coved ceiling.

### Dining Room

Double glazed window to the rear having panoramic views across the valley. Radiator and laminate floor.

### Kitchen

Range of base and wall units having a complementary work surface over. 1 1/2 bowl stainless steel sink unit with mixer tap. Plumbing for dishwasher and washing machine. Electric cooker point. Double glazed window to the side and door to the conservatory. Pantry, radiator and Worcester gas boiler. Part tiled walls.

### Conservatory

Double glazed windows to 3 sides with panoramic views across the valley. Double glazed door out into the garden.

### First Floor

#### Landing

Double glazed window to the side and access to the loft space.

### Bedroom 1

Double glazed window to the rear having panoramic views across the valley. Radiator, fitted wardrobes and drawers.

### Bedroom 2

Double glazed window to the front, radiator and laminate floor.

### Bedroom 3

Double glazed window to the front and radiator.

### Family Bathroom

3 piece coloured suite comprising of wood panelled bath with mixer shower over, pedestal wash hand basin and low level w.c. Part tiled walls, radiator and double glazed window to the rear.

### Outside

#### Gardens

To the front there is a driveway leading to the garage. Tiered garden to the front. Lawned and decked garden to the rear having panoramic views across the valley. Paved walkways, hedge and fence boundaries

#### Garage

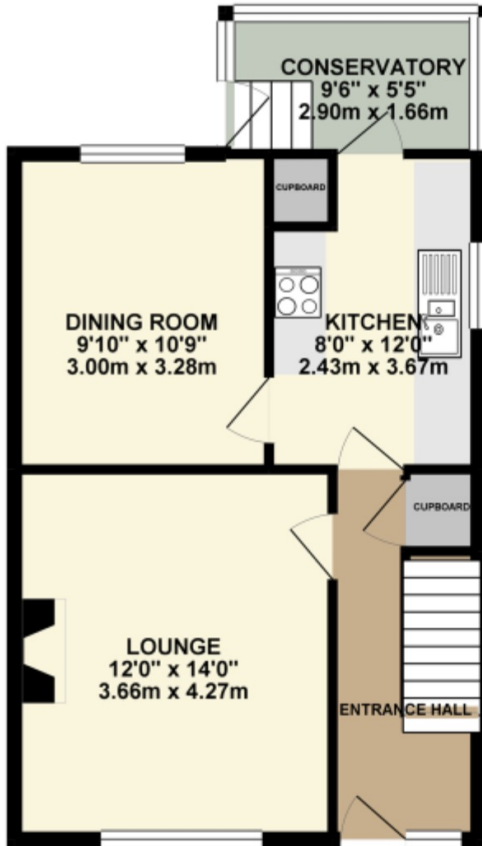
Single garage having an up and over door.



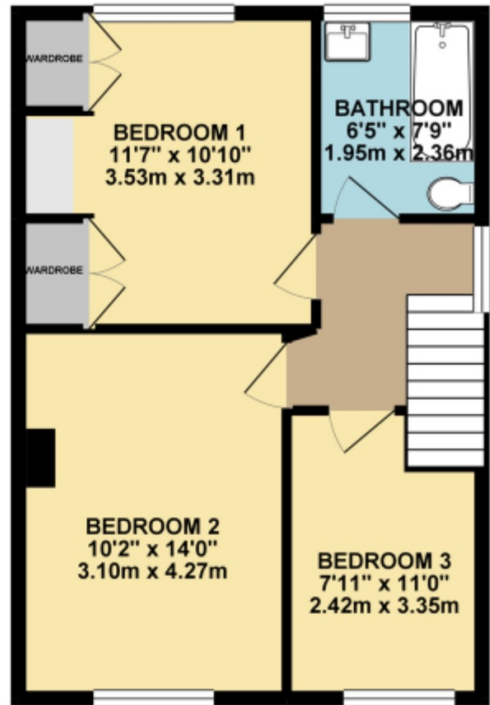
# FLOORPLAN & EPC



GROUND FLOOR 512.40 sq. ft.  
( 47.60 sq. m. )



1ST FLOOR 460.91 sq. ft.  
( 42.82 sq. m. )



TOTAL FLOOR AREA : 973.31 sq. ft. ( 90.42 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>53</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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