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**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.

## Wrose View, Shipley, BD18

£225,000 Freehold

Extended Three Bedroom Semi-Detached

EPC Rating: C

**Martin & Co Saltaire**  
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Wrose View  
Shipley  
BD18

Key features:

- Three Bedroom  
Extended Semi-Detached
- Off Street Parking
- Good Sized Gardens
- Gas Central Heating
- Popular Residential Location
- Tucked Away Position
- Modern Finish Throughout

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



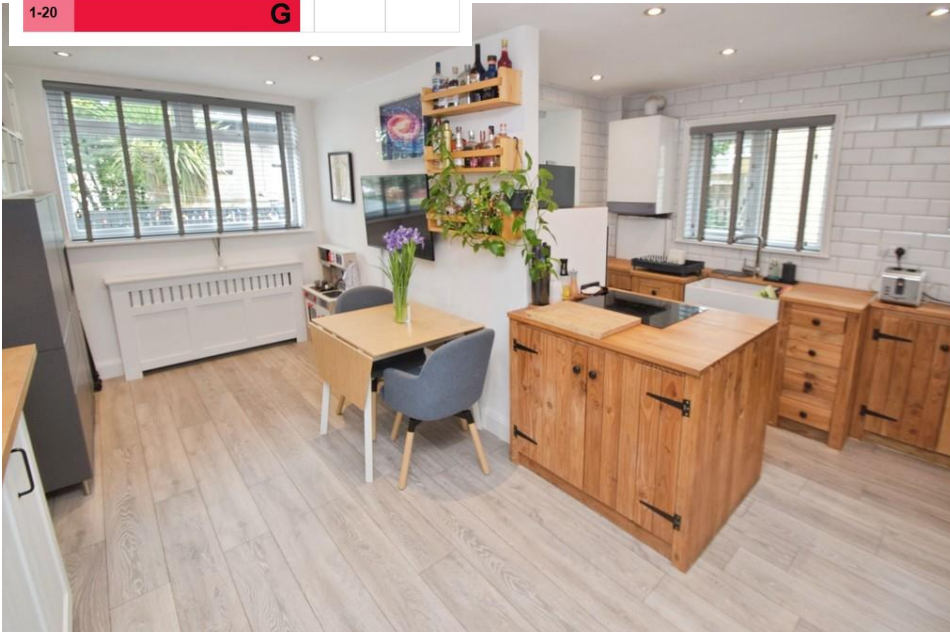
Why you'll like it

Presented to the market in immaculate condition, this exceptional extended semi-detached property offers contemporary living in a highly sought-after location, ideal for first-time buyers and families alike. Benefiting from excellent public transport links, reputable nearby schools, and a wealth of local amenities, the property combines convenience with comfort.

Upon entering, you are welcomed by a spacious and separate reception room featuring a large window that flood the space with natural light and a charming fireplace that creates a warm, inviting atmosphere-perfect for relaxing or entertaining guests.

The heart of this home is the impressive extended open-plan kitchen/diner. This thoughtfully designed area boasts a kitchen island, wood countertops, ample natural light, built-in pantries, and a dedicated dining space - perfect for modern family living. The kitchen is further complemented by a practical utility room, providing additional convenience and storage.

The property includes three well-appointed bedrooms: two generous doubles and one single, ensuring ample accommodation for families or guests. The stylish bathroom features a luxurious rain shower and a heated towel rail, offering a touch of daily indulgence.



Externally, the property continues to impress with a well-maintained garden - perfect for outdoor enjoyment. There is ample parking available with a driveway and a single garage.

This outstanding home embodies a blend of practicality and style, providing a unique opportunity in a desirable location. An early viewing is highly recommended to fully appreciate all that this immaculate property has to offer.

HALL

LOUNGE 11' 9" x 14' 9" (3.6m x 4.5m)

KITCHEN/DINER 16' 4" x 15' 5" (5m x 4.7m) AT MAX POINTS

UTILITY 4' 7" x 6' 10" (1.4m x 2.1m)

BEDROOM ONE 9' 3" x 11' 9" (2.83m x 3.6m)

BEDROO TWO 9' 2" x 10' 2" (2.8m x 3.1m)

BEDROOM THREE 5' 10" x 8' 6" (1.8m x 2.6m)

BATHROOM 5' 10" x 4' 11" (1.8m x 1.5m)

GARAGE 14' 9" x 9' 2" (4.5m x 2.8m)

