Sugdens
Sales & Lettings



Claremont Avenue, Wrose,

£184,950

* EXTENDED SEMI DETACHED * THREE BEDROOMS * FAMILY SIZED *
* IDEAL STARTER HOME * GARDENS * DRIVEWAY *

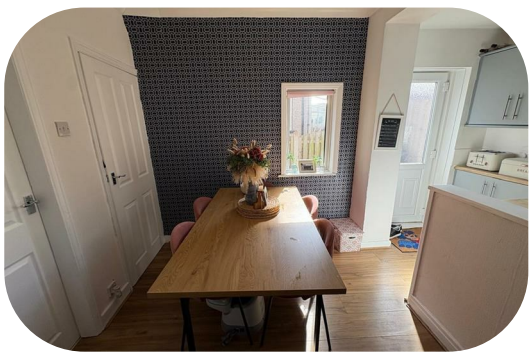
Offering family sized accommodation at an affordable price, is this extended three bedroom semi detached house. The property would make an ideal purchase for a FTB/Young Family and benefits from a modern bathroom, gas central heating and upvc double glazing.

The accommodation briefly comprises entrance porch, lounge, extended dining kitchen, utility room, three first floor bedrooms and house bathroom.

To the outside there are low maintenance gardens and a driveway providing off street parking.







Entrance Vestibule
With radiator.

Lounge
15'4" x 11'10" (4.67m x 3.61m)
With a living flame gas fire in fireplace surround with marble effect inset and hearth, bay window.

Dining Kitchen
14'9" x 10'1" (4.50m x 3.07m)
Fitted dining kitchen having a range of wall and base units incorporating sink unit, tiled splashback, plumbing for auto washer, radiator, understairs storage, upvc side door.

Utility
With fitted base units incorporating stainless steel sink unit, tiled splashback, radiator.

First Floor Landing

Bedroom One
12'6" x 9'3" (3.81m x 2.82m)
With radiator. Loft access via a pull down ladder.

Bedroom Two
9'4" x 8'6" (2.84m x 2.59m)
With radiator.

Bedroom Three
7' x 5'6" (2.13m x 1.68m)
With radiator.

Bathroom
Three piece suite comprising panelled bath, low suite wc, vanity sink unit, tiled walls, towel radiator, double glazed window.

Exterior
To the outside there are manageable gardens to both front and rear, together with off-road parking.

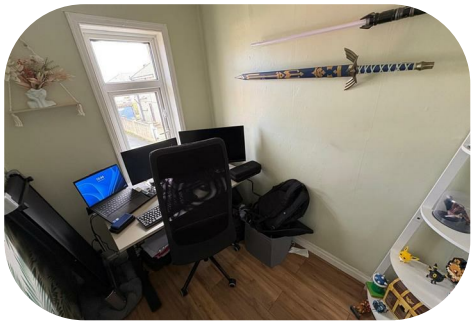
Directions
From our office in Idle village take the left onto Idlecroft Road, right onto Bradford Road, straight ahead at the roundabout, at Five Lane Ends roundabout take the fourth exit onto Wrose Road, proceed for 3/4 mile before taking the left onto Claremont Grove, right onto Claremont Ave and the property will shortly be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
B / Bradford



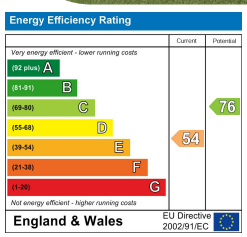


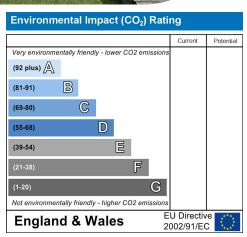






Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk

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