



Claremont Road, Wrose,

£195,000

* SEMI DETACHED * THREE BEDROOMS * CONSERVATORY * NO CHAIN *

* MODERN KITCHEN * FAMILY SIZED * POPULAR LOCATION * GARDENS * PARKING *

A fantastic opportunity for the young family to purchase this delightful three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The accommodation briefly comprises entrance hall, lounge, modern fitted kitchen, conservatory, three first floor bedrooms and house bathroom with white suite.

To the outside there are gardens, driveway and a concrete base for a garage.



Entrance Hall

Lounge

16'3" x 12'3" (4.95m x 3.73m)

Having a coal effect gas fire in feature fireplace, bay window and radiator.

Kitchen

15'5" x 7'3" (4.70m x 2.21m)

Modern fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, radiator and store cupboard.

Conservatory

10'6" x 7'1" (3.20m x 2.16m)

With upvc French doors to rear garden.

First Floor Landing

With radiator.

Bedroom One

12'4" x 9'7" (3.76m x 2.92m)

With radiator.

Bedroom Two

9'3" x 9'8" (2.82m x 2.95m)

With fitted wardrobes and drawers, radiator.

Bedroom Three

6'7" x 5'4" (2.01m x 1.63m)

With radiator.

Bathroom

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

Loft

Boarded. Accessed via a pull down ladder.

Exterior

To the outside there are gardens, block paved driveway and a concrete base for a garage.

Directions

From our office in Idle village proceed straight onto High St, continue straight onto Westfield Ln, turn left onto Wrose Rd, right onto Claremont Rd and the property will 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(39-49) D		
(39-54) E			(29-38) E		
(21-38) F			(11-28) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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