



Clara Road, Wrose

£275,000

* STONE BUILT QUARTER VILLA * FOUR DOUBLE BEDROOMS * EN-SUITE SHOWER ROOM *
* TWO RECEPTION ROOMS * HIGH STANDARD THROUGHOUT * SOUGHT AFTER LOCATION *
** VIEWING A MUST!!! **

This delightful four bedroom quarter villa offers family sized accommodation over three floors and is presented to a high standard throughout.

Situated in a popular location and of appeal to the growing family.

Benefits from gas central heating and double glazing.

Entrance hall, lounge, kitchen, dining room, cloakroom, cellar, two first floor bedrooms - master bedroom having en-suite shower room, plus house bathroom, together with two further bedrooms to the second floor.

To the outside there are south-facing lawned gardens, together with a single garage with power & light.





Situated in a popular location and of appeal to the growing family, is this delightful four bedroom quarter villa Presented to a high standard throughout.

With accommodation over three floors benefiting from gas central heating, double glazing and briefly comprises entrance hall, lounge, kitchen, dining room, cloakroom, cellar, two first floor bedrooms - master bedroom having en-suite shower room, plus house bathroom, together with two further bedrooms to the second floor.

To the outside there are south-facing lawned gardens, together with a single garage with power & light.

Reception Hall

With radiator.

Lounge

14'7" x 13'9" (4.45m x 4.19m)

Having a cast iron coal effect gas fire in an Italian limestone feature fireplace surround, radiator.

Kitchen

18'6" x 5'8" (5.64m x 1.73m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, integral fridge freezer, dishwasher, one and a half gas oven, induction hob, radiator, oak flooring.

Dining Room

14'8" x 14'4" (4.47m x 4.37m)

Having a multi fuel burner set in chimney breast, solid wood floor, radiator.

Cloakroom

With a low suite wc, hand basin.

Cellar

First Floor

Bedroom One

14'5" x 9'5" (4.39m x 2.87m)

Having a cast iron feature fireplace and radiator. En-Suite;

En Suite Shower Room

Three piece suite comprising shower cubicle with an anti-bacterial wet wall, low suite wc, pedestal wash basin.

Bedroom Two

16'1" x 11'4" (4.90m x 3.45m)

With a cast iron feature fireplace, radiator.

Bathroom

Three piece modern white suite with an anti-bacterial wet wall to the over bath shower area, heated towel rail, ample storage.





Second Floor Landing

With store cupboard.

Bedroom Three

15'8" x 11'5" (4.78m x 3.48m)

With cast iron feature fireplace and radiator.

Bedroom Four

14'5" x 12'9" (4.39m x 3.89m)

With cast iron feature fireplace and radiator.

Exterior

To the outside there are large south-facing lawned gardens, together with a single garage with power & light.

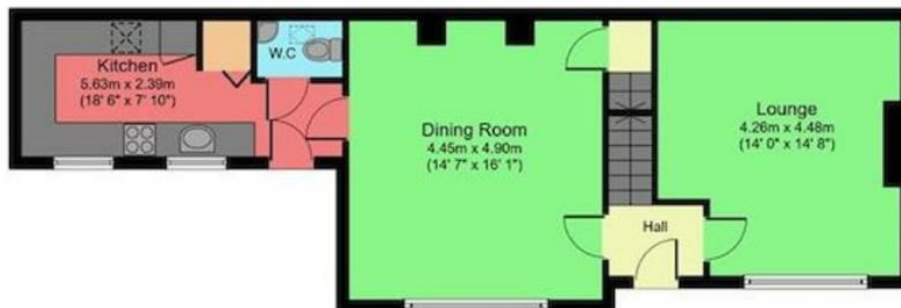
PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

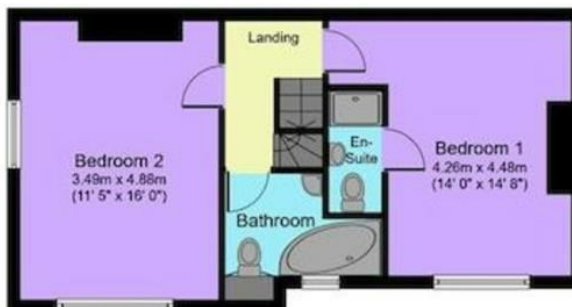
Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the fourth exit onto Wrose Road, proceed straight ahead at the traffic lights with Kings Road and shortly after take the left onto Livingstone Road, Livingstone Rd turns left and becomes Cheltenham Rd, turn left onto Clara Rd.

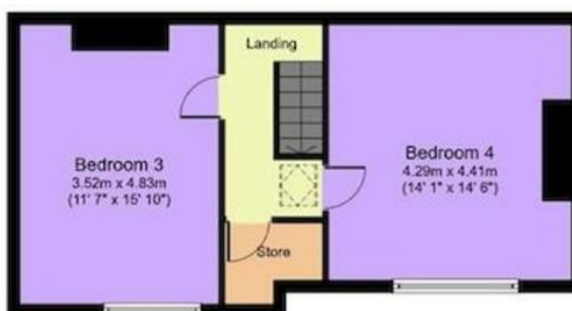




Ground Floor



First Floor



Second Floor



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

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.

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