



## Claremont Crescent, Wrose,

**£250,000**

\* EXTENDED SEMI-DETACHED \* \* FOUR BEDROOMS \* \* THREE STOREY \* \* MODERN KITCHEN & BATHROOM \*  
\* OVERSIZED GARAGE \* \* LANDSCAPED GARDENS \* \* PARKING \*

Offering fantastic family sized accommodation and undoubtedly one of the finest presented in the locality is this delightful four bedroom extended semi-detached. Benefits gas central heating, UPVC double glazing and briefly comprises; Entrance, Lounge, stunning fitted Dining/Kitchen and Cloakroom. To the first floor is two bedrooms and a delightful house bathroom. To the second floor are a further two bedrooms.

Outside are landscaped gardens, driveway and an over-sized garage.

\*\*\* VIEWING HIGHLY RECOMMENDED \*\*\*



## Reception Hallway

Central heating radiator.

## Cloakroom

Low flush WC, hand wash basin and heated towel rail.

## Lounge

14'9x13'10 (4.50mx4.22m)

Wood burner set into chimney breast, Oak flooring, Bay window and central heating radiator.

## Dining Kitchen

16'0max x 15'8max (4.88mmax x 4.78mmax)

Modern high gloss wall and base units with wooden work surfaces over, sink and drainer. Gas hob with matching extractor over and double electric oven. Integrated fridge freezer, dishwasher and auto washer. Central island, tiled flooring and patio doors leading out to the rear garden.

## First Floor Landing

Central heating radiator.

## Bedroom One

12'6 x 10'11 (3.81m x 3.33m)

Central heating radiator.

## Bedroom Two

9'2 x 8'1 (2.79m x 2.46m)

Central heating radiator.

## Bathroom

Three peice modern white suite comprising of low flush WC, hand wash basin and bath with shower over. Tiled walls and heated towel rail.

## Second Floor Landing

## Bedroom Three

17'2 into recess x 12'3 (5.23m into recess x 3.73m)

Under eaves storage and central heating radiator.

## Bedroom Four

7'5 x 11'7 (2.26m x 3.53m)

Under eaves storage and central heating radiator.

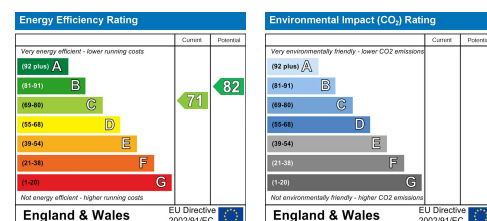
## External

To the rear of the property is a well stocked landscaped garden. To the front is a driveway leading to an oversized garage.



## 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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