



**Claremont Road, Wrose,**

**£179,950**

**\* SEMI DETACHED \* THREE BEDROOMS \* POPULAR LOCATION \***

**\* GARDENS \* DRIVEWAY \* NO CHAIN \***

Situated in popular residential location, is this three bedroom semi detached house.

Benefits from gas central heating and upvc double glazing.

The accommodation briefly comprises entrance porch, hall, lounge, kitchen, three first floor bedrooms and a modern shower room.

To the outside there are gardens to both front and rear, together with driveway to the side.





Entrance Porch

Entrance Hall

Lounge

16'4" x (4.98m x )  
With bay window and two radiators.

Kitchen

15'3" x 7'6" (4.65m x 2.29m)  
Fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, oven, hob, store cupboard, radiator.

First Floor Landing

Bedroom One

12'5" x 9'6" max (3.78m x 2.90m max)  
With fitted wardrobes and radiator.

Bedroom Two

9'6" x 8'2" (2.90m x 2.49m)  
With built in wardrobes and radiator.

Bedroom Three

6'9" x 5'4" (2.06m x 1.63m)  
With radiator.

Shower Room

Modern three piece suite.

Exterior

To the outside there are gardens to both front and rear, together with a driveway.

Directions

From our office in Idle village proceed straight up The High Street, at the top proceed straight ahead onto Westfield Lane, turn right onto Wrose Road, left onto Ridgeway, left onto Claremont Road 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.

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

