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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		58	84
England & Wales		EU Directive 2002/91/EC	

Strictly by appointment through WW Estates
01274 627444
sales@wwestateagents.com



See Mapping.



Claremont Avenue, Shipley, Yorkshire BD18 1PR
Offers In The Region Of £250,000



FOUR BEDROOM SEMI DETACHED FAMILY HOME ** TWO RECEPTION ROOMS ** Located in the popular residential area of Wrose close to a wealth of amenities including reputable schools, shops and a direct transport link into Leeds and Bradford.

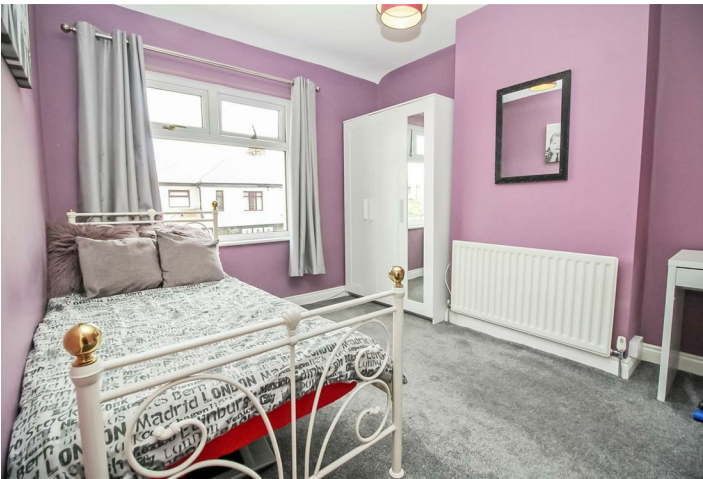
Property briefly comprises; entrance hallway, lounge-dining area with modern carpet flooring, large picture window allowing plenty of natural light, fitted gas flame fire in surround leading into the open dining space. The spacious kitchen consists of light oak base and wall units with complimentary work surfaces, gas hob, stainless steel splash back and overhead extractor fan and laminate flooring.

The master bedroom is a double, vibrantly decorated with integrated wardrobes and fitted curtain pole. The second and third bedrooms are also generous doubles with space for wardrobe and cupboard storage, immaculate carpet flooring and large picture windows to allow natural light to flow in. The fourth bedroom is a single which can be used as an office or dressing

room, or further another bedroom space to suit your needs. The stunning house bathroom has light floor to ceiling tiling, walk in glass shower, free standing bath with waterfall taps, matching sink and W.C.

Externally the front of the property benefits from a driveway allowing space for off road parking and also a front garden. To the rear of the property is a large garden and additional decking area providing space for outdoor seating, perfect for the upcoming summer months.

UPVC Double Glazed and Central Heating.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
FOUR BEDROOM SEMI DETACHED...

Rating authority
Borough Council Tax Band

Services
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold