Sugdens
Sales & Lettings

# Clara Road, Wrose,

## £230,000

* SEMI DETACHED * THREE BEDROOMS * OPEN PLAN LOUNGE/KITCHEN *
* MODERN BATHROOM * GARDENS * DRIVE * GARAGE * POPULAR LOCATION *

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 briefly comprises entrance, open plan lounge/kitchen, three first floor bedrooms and a modern house bathroom with white suite.
To the outside there are gardens, driveway and a detached garage.

## Entrance

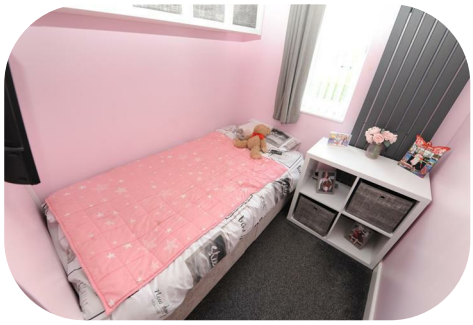
## Open Plan Lounge/Kitchen
21'2" x 11'10" (6.45m x 3.61m)
Lounge area has a black glass electric fire, radiator and laminated wood floor.
The Kitchen area is fitted with a range of modern wall and base units incorporating stainless steel sink unit, electric oven and hob, breakfast bar.

## First Floor Landing

## Bedroom One
8'9" x 11'6" (2.67m x 3.51m)
With radiator.

## Bedroom Two
11'6" x 8'8" (3.51m x 2.64m)
With radiator.

## Bedroom Three
6'5" plus recess x 6'2" (1.96m plus recess x 1.88m)
With radiator.



## Bathroom
Modern white three piece suite.

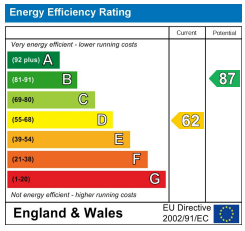
## Exterior
To the outside there are gardens to front and rear, drive and garage.

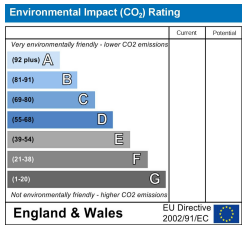
## Directions
From our office in Idle village take the left onto Idlecroft Rd, turn right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the 4th exit onto Wrose Rd, turn left onto Livingstone Rd, left onto Finsbury Dr, Finsbury Dr turns right and becomes Clara Rd where the property will be seen displayed via our For Sale board.

## TENURE
FREEHOLD

## Council Tax Band
C / 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.

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