



## Claremont Crescent, Wrose

£270,000

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

Offering fantastic family sized accommodation is this delightful four bedroom extended semi-detached. Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, stunning fitted dining/kitchen and cloakroom/wc. To the first floor there are two bedrooms and a delightful house bathroom. There are a further two bedrooms to the second floor.

To the outside there are landscaped gardens, driveway and an oversized garage.

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





### Reception Hallway

With radiator.

### Cloakroom/WC

With low suite wc, wash basin, heated towel rail.

### Lounge

14'9" x 13'10" (4.50m x 4.22m)

Having a wood burner set in chimney breast, bay window, radiator and laminated wood floor.

### Dining Kitchen

16' max x 15'8" max (4.88m max x 4.78m max)

Modern high gloss fitted kitchen having a range of wall and base units incorporating wooden work surfaces, sink unit, gas hob, electric oven, extractor hood, integrated fridge freezer, dishwasher, auto washer, central island, tiled floor, patio doors to rear garden.

### First Floor Landing

With radiator.

### Bedroom One

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

With radiator.

### Bedroom Two

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

With radiator.

### Bathroom

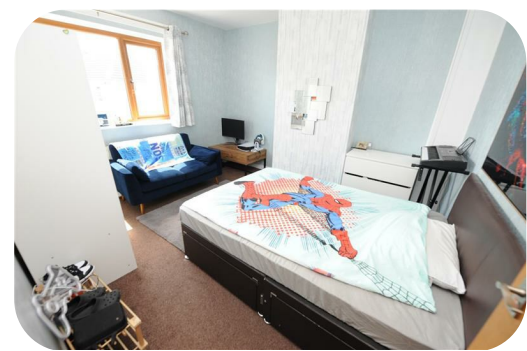
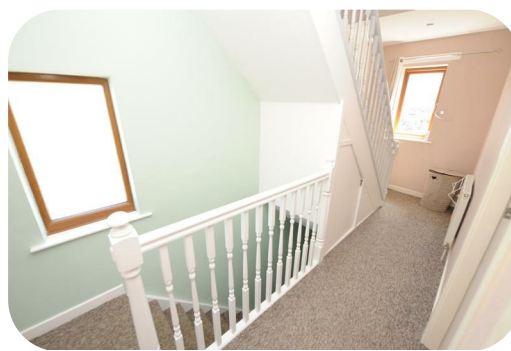
Three piece modern white suite comprising bath with shower over, low suite wc, vanity sink unit, tiled walls, heated towel rail.

### Second Floor Landing

### Bedroom Three

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

With under eaves storage and radiator.





### Bedroom Four

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

With under eaves storage and radiator.

### Exterior

To the outside there is a garden to the front with driveway leading to an oversized garage, together with a well stocked landscaped garden to the rear with lawn and patio.

### Directions

From our office in Idle village continue straight onto High St, at the top continue straight onto Westfield Ln, turn left onto Wrose Rd, right onto Claremont Grove, right onto Claremont Cres and the property will be seen displayed via our For Sale board.

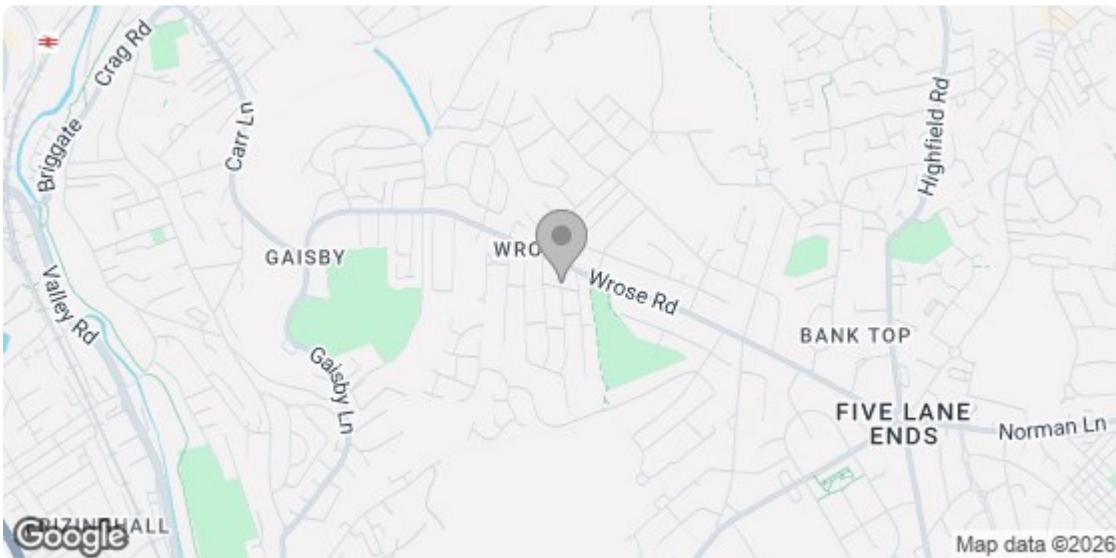
### TENURE

FREEHOLD

### Council Tax Band

C / Bradford





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			

**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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