



## 27 Claremont Avenue, Wrose, Shipley, BD18 1PR

SIGNIFICANTLY EXTENDED - FOUR BEDROOM Plus attic room, TWO BATH / SHOWER ROOM, FAMILY SIZED ACCOMMODATION. Handy for Low Ash Primary and Wrose village amenities. Offering access to many amenities in and around Wrose and Five Lane Ends and handy for travel to Shipley and Bradford. We urge early arrangement of your viewing to avoid disappointment. Contact Robert Watts to arrange YOUR viewing today.

**£285,000**

**T** 01274 614804 **E** [highfield@robertwatts.co.uk](mailto:highfield@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

**f** [RWEstateAgents](#) **t** [@robertwatts\\_](#)

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# 27 Claremont Avenue, Wrose, Shipley, BD18 1PR

## **ENTRANCE HALLWAY**

**LOUNGE 10'11" (3.33) x 10'1" (3.07) plus bay**

**DINING AREA 10'11" x 11'11" (3.33m x 3.63m)**

Open to kitchen

**KITCHEN 21'11" x 11'7" (6.68m x 3.53m)**

Fitted kitchen including a range of modern wall and base units, worktops and built in double oven, separate 5 ring hob and extractor. Tiled flooring

**UTILITY ROOM 7'10" x 7'10" (2.4m x 2.4m)**

Including ground floor W.C

**BEDROOM ONE 13'3" ave x 10'6" ave (4.04m ave x 3.2m ave)**

**BEDROOM TWO 9' x 9'8" (2.74m x 2.95m)**

**BEDROOM THREE 11'6" x 11'6" (3.5m x 3.5m)**

**EN-SUITE SHOWER** Comprising of W.C, wash basin, shower cubicle and part tiled walls and tiled floor

**BEDROOM FOUR 8'2" x 11'7" (2.5m x 3.53m)**

**HOUSE BATHROOM 8'4" x 7' (2.54m x 2.13m)**

Three piece modern white suite with fitted over bath shower

**ATTIC SPACE 20'3" max x 13'5" (6.17m max x 4.1m)**

Access via fixed staircase

**OUTSIDE** Off road parking to front and enclosed garden to rear

**COUNCIL TAX Bradford**

Band C

**TENURE Freehold**

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 167.4 m<sup>2</sup> ... 1802 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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