



36 Claremont Road, Shipley, BD18 1PW

ENVIABLE PLOT – PLANNING PERMISSION GRANTED (22/03469/HOU) for a TWO STOREY EXTENSION – Here we have a well presented TWO BEDROOM , TWO RECEPTION ROOM semi-detached of likely appeal to a variety of buyers. Forming part of this keenly sought after part of Wrose, a short walk to village amenities and handy for the ever popular LOW ASH PRIMARY. Contact Robert Watts to arrange YOUR VIEWING today

£180,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

ENTRANCE HALL

LOUNGE 12'9" (3.89) plus bay x 12'5" (3.78)

DINING ROOM 15'4" x 7'7" (4.67m x 2.3m)

Laminate flooring and under stairs store

KITCHEN 9'7" x 6'7" (2.92m x 2m)

Selection of modern wall and base units, stainless steel sink unit and plumbed for automatic washer

FIRST FLOOR LANDING Access to loft

BEDROOM ONE 15'3" (4.65) max x 11' (3.35) max

with two windows

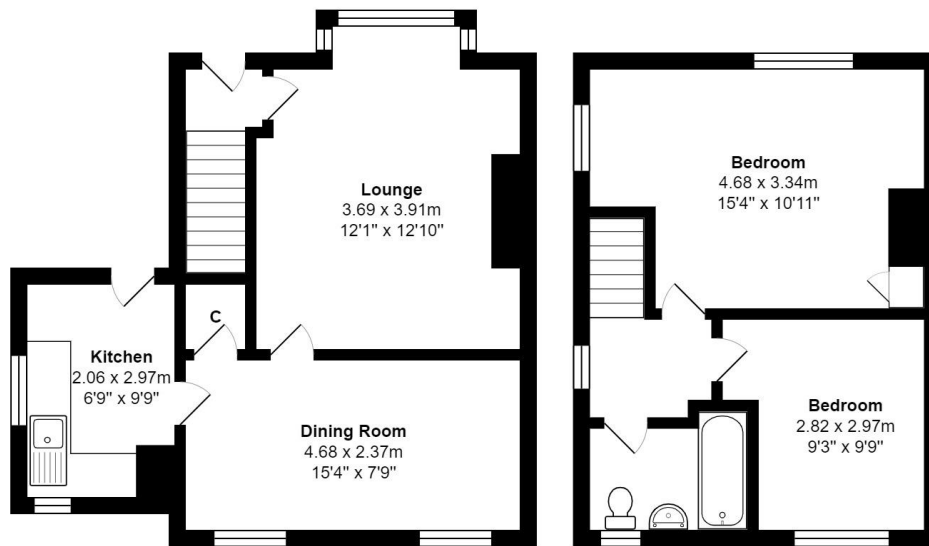
BEDROOM TWO 9'8" (2.95) x 7'7" (2.3) plus recess

BATHROOM Three piece modern white suite, fitted over bath shower and screen and tiled floor

OUTSIDE Envious corner plot with potential to extend (subject to PP) and garage (no vehicle access)

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.





Ground Floor

First Floor

Total Area: 67.9 m² ... 731 ft²

All measurements are approximate and for display purposes only

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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