



33 Claremont Road, Wrose, Shipley, BD18 1PW

NO CHAIN – Recently refurbished, so you don't have to!! – NEW KITCHEN with integrated appliances - NEW BATHROOM – RECENTLY TARMACED DRIVE – GARAGE. Popular style of semi detached forming part of this sought after part of Wrose. Here we have a 3 bedroom example which benefits from a kitchen extension and therefore offers TWO RECEPTION ROOMS. Of likely appeal to a variety of buyers including FTB and young families. Contact Robert Watts to arrange YOUR VIEWING today.

£190,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 15'7" x 12'1" (4.75m x 3.68m)

French doors lead to dining room

DINING ROOM 15'3" x 7'6" (4.65m x 2.29m)

Walk in understairs store

KITCHEN 8'6" x 7'8" (2.6m x 2.34m)

Recently installed - modern wall and base units, sink unit, built in oven, hob and extractor - integrated appliances include: washing machine, fridge freezer and dishwasher

LANDING

BEDROOM 1 11'6" x 9'4" (3.5m x 2.84m)

Access to loft space

LOFT SPACE Access via pull down ladder with power and light

BEDROOM 2 10' x 8' (3.05m x 2.44m)

BEDROOM 3 6'6" (1.98) plus stair head x 5'4" (1.63)

BATHROOM Recently installed - modern white suite, shower over bath, vanity wash basin with illuminated mirror above, WC

OUTSIDE Recently tarmacked drive leads to garage, low maintenance rear garden

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



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 56 | |
| (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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