




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Viewing arrangements

Strictly by appointment through WW Estates  
01274 627444  
sales@wwestateagents.com

Directions

See mapping.

Claremont Avenue, Shipley, BD18 1PR  
Offers Over £190,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





**\*\* NO ONWARD CHAIN \*\* THREE BEDROOM SEMI-DETACHED HOME \*\* EXTENDED DINING KITCHEN \*\* MODERN KITCHEN & BATHROOM \*\* IDEAL FIRST TIME BUY \*\* ENCLOSED REAR GARDEN \*\* OFF-STREET PARKING & GARAGE \*\* PRICED FOR QUICK SALE \*\*** Offered to the market with no onward chain is this neutrally decorated three bedroom semi-detached home ideal for first time buyers and young professionals alike.

Entering through a PVC porch to front into an entrance hallway giving access to the living room and stairs the first floor. The living room is naturally lit via a large double glazed window to front with carpeted flooring, radiator and access to the dining kitchen. The kitchen is fitted with a range of modern wall and base units and complimentary work surfaces over, a electric cooker with extractor over, a sink and drainer, space and plumbing for appliances. Naturally lit via dual aspect double glazed windows and ample space for a family dining table, access to the rear garden, gas central heating radiator

and laminate flooring.

The first floor offers a generous main double bedroom with fitted wardrobes, window to front, carpeted flooring and radiator, the second double bedroom sits to the rear elevation with a window to rear and gas central heating radiator. A third single bedroom provides space for a nursery and/or home office for those working from home. A modern family bathroom sits to the rear elevation, fully tiled with a white three piece suite consisting of a bath and shower over, a wash hand basin and w/c. The landing also has a loft hatch leading to a good sized attic ideal for storage.

Externally, the property benefits from off-street parking, a detached garage with up and over door, an enclosed decked rear garden with built in storage shed.

With no onward chain, a convenient yet quiet location, in close proximity to an array of local amenities, excellent transport links and well-regarded schools, this property is ideal for first time buyers, young families and professionals!



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings

Well-Presented & Extended Three Bedroom Semi-Detached Home With A Ready To Move In Feel Ideal For First Time Buyers & Young Professionals Alike...

Rating authority  
Borough Council Tax Band

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure  
Freehold