






75 Oakway, Birkenshaw, Bradford, BD11 2PG

Very well presented TOWNHOUSE, situated in this ever popular location, providing 2 BEDROOMS. Ideal purchase for First Time Buyers or downsizers. With recently fitted bathroom and landscaped garden. Early viewing is essential to avoid disappointment.

The accommodation comprises: lounge, dining kitchen, two bedrooms and bathroom

Asking Price £155,000

 01274 689589  birkenshaw@robertwatts.co.uk  robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

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LOUNGE 13' (3.96) x 12'7" (3.84) max. including open Staircase

Composite door.

DINING KITCHEN 12'7" x 8'1" (3.84m x 2.46m)

Modern fitted kitchen having breakfast bar with base units underneath, worktops and sink unit. Built in oven and hob. uPVC rear door.

LANDING

DOUBLE BEDROOM 1 9'8" x 9'5" (2.95m x 2.87m)

Built in wardrobe.

BEDROOM 2 11'4" x 6'7" (3.45m x 2m)

BATHROOM/W.C. Lovely, modern white bathroom suite with shower over the bath. 1/2 tiled walls. Heated towel rail.

OUTSIDE Garden to front. Landscaped garden to the rear with flagged patio terrace.

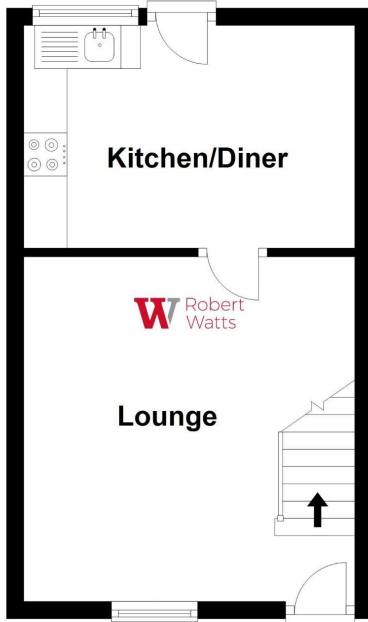
TENURE Freehold

COUNCIL TAX BAND A - Kirklees.

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



Please note this floor plan is not to scale and should not be relied on as a basis to purchase this property.
Plan produced using PlanUp.

75 Oakway

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(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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