






## 89 Oakway, Birkenshaw, Bradford, BD11 2PQ

Well presented END TOWN HOUSE, situated in this ever popular part of Birkenshaw and backing onto BBG Academy. Providing 3 Bedrooms, with gardens and parking. Early viewing is strongly advised.

The accommodation comprises: Hall, Lounge, Kitchen, 3 Bedrooms & Bathroom.

**Asking Price £195,000**

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## ENTRANCE HALL

**LOUNGE 15'3" x 11'2" (4.65m x 3.4m)**

**DINING KITCHEN 14'4" x 9'2" (4.37m x 2.8m)**

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Built in oven, hob and extractor. uPVC stable door leading to the garden.

## LANDING

**BEDROOM 1 13'6" x 8'1" (4.11m x 2.46m)**

**BEDROOM 2 11'6" x 8'1" (3.5m x 2.46m)**

**BEDROOM 3 6'7" (2) + stair head x 5'9" (1.75)**

Built in wardrobe.

**BATHROOM/W.C** White bathroom suite with corner shower cubicle. Tiled walls and flooring. Heated towel rail.

**OUTSIDE** Lovely, landscaped enclosed garden, low maintenance with artificial grass, decking and flagged patio.

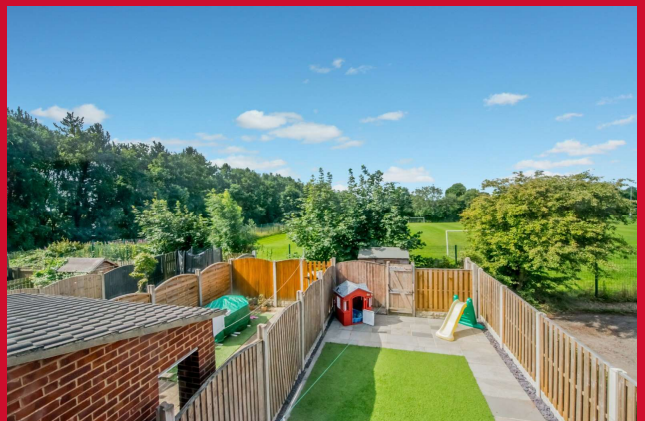
**TENURE** Freehold

**COUNCIL TAX BAND** B - Kirklees

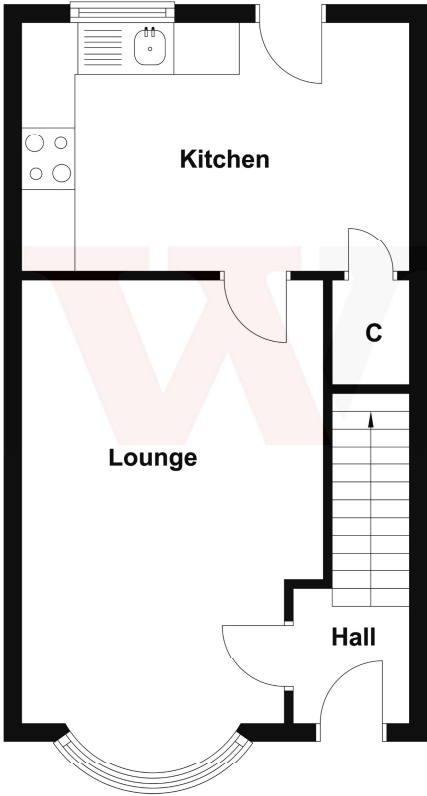
**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

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

