






26 Oakway, Birkenshaw, Bradford, West Yorkshire, BD11 2PG

SWIFT MOVE SALE - QUICKER COMPLETION. Ask for more information.

Well appointed TOWNHOUSE, that has been decorated and carpeted. Situated in this ever popular location, providing 2 BEDROOMS. Ideal purchase for First Time Buyers or Investor Landlords. Available with immediate possession. Early viewing is essential to avoid disappointment.

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

Asking Price £155,000

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Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

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SWIFT MOVE LEGAL PACK The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

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

Feature fireplace with electric fire.

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

Range of base and wall units, worktops and sink unit. Built in oven and hob. uPVC rear door.

LANDING

BEDROOM 1 11' x 7' max (3.35m x 2.13m max)

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

BATHROOM/W.C. 3 piece white bathroom suite with shower over the bath.

OUTSIDE Garden at the front, along with pleasant garden at the back

TENURE Freehold

COUNCIL TAX BAND A - Kirklees

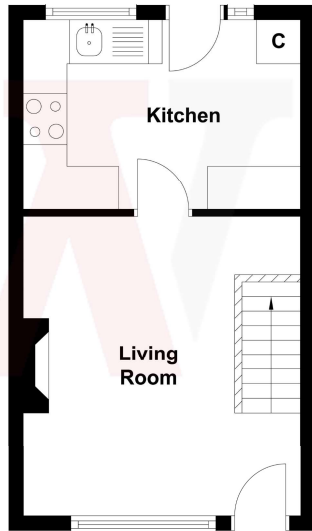
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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

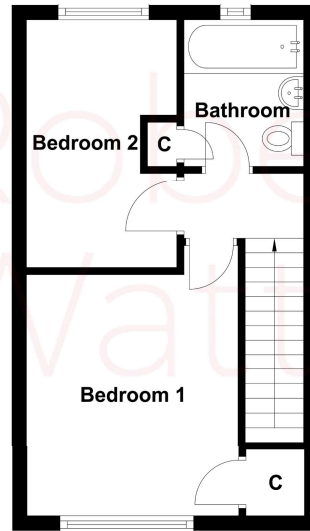
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



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	67	
(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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