



## **49 Oakway, Birkenshaw, Bradford, West Yorkshire, BD11 2PG**

Early viewing is essential on this super End Town House, that is situated in this ever popular part of Birkenshaw. Provides 2 Bedrooms and would make an ideal buy for either first time buyers or downsizers. Has been much improved in the recent years and has a lovely garden at the back with open aspect views.

The accommodation comprises: Lounge, Dining Kitchen, 2 Bedrooms & Bathroom.

**Asking Price £155,000**

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## **LOUNGE 12' (3.66) x 12' (3.66) max. including open staircase**

Useful understairs storage cupboard. Decorative fireplace.

## **DINING KITCHEN 12' x 8'9" (3.66m x 2.67m)**

Super modern fitted kitchen with a range of units, worktops and sink unit. Built in oven and hob. Integrated fridge/freezer and washing machine. uPVC stable rear door.

## **LANDING**

## **BEDROOM 1 9' x 9' (2.74m x 2.74m)**

Useful built in cupboard/wardrobe.

## **BEDROOM 2 11' x 5' (3.35m x 1.52m)**

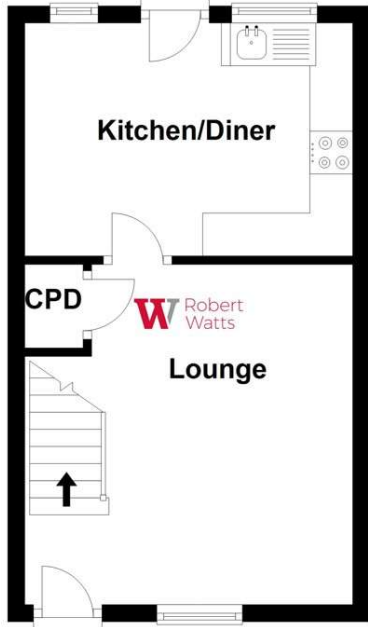
**BATHROOM/W.C.** 3 piece bathroom suite with shower over the bath. Vanity sink unit. Tiled walls. Heated towel rail.

**OUTSIDE** Low maintenance garden at the front. Pleasant garden at the back with lovely open aspect views. Garden shed (power and light). Ornamental pond.

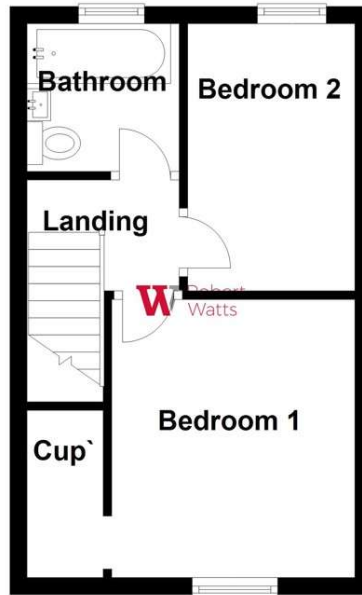
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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