



## 95 Oakway, Birkenshaw, Bradford, West Yorkshire, BD11 2PQ

**NO CHAIN:** Well appointed TOWNHOUSE, situated in this ever popular location. Provides 2 BEDROOMS. Ideal purchase for First Time Buyers or Investor Landlords. Early viewing is essential to avoid disappointment.

The accommodation comprises: lounge, dining kitchen, 2 bedrooms & bathroom.

**Asking Price £160,000**

**T** 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk

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

**f** RWEstateAgents **t** @robertwatts\_

arla | propertymark naea | propertymark

# 95 Oakway, Birkenshaw, Bradford, West Yorkshire, BD11 2PQ

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

Feature fireplace with fire.

## **KITCHEN 12' x 8' (3.66m x 2.44m)**

Well equipped kitchen with a range of base and wall units, worktops and sink unit.

## **LANDING**

## **BEDROOM 1 9'11" x 9' (3.02m x 2.74m)**

Fitted wardrobe.

## **BEDROOM 2 11' x 6'10" (3.35m x 2.08m)**

Access to Loft with ladder.

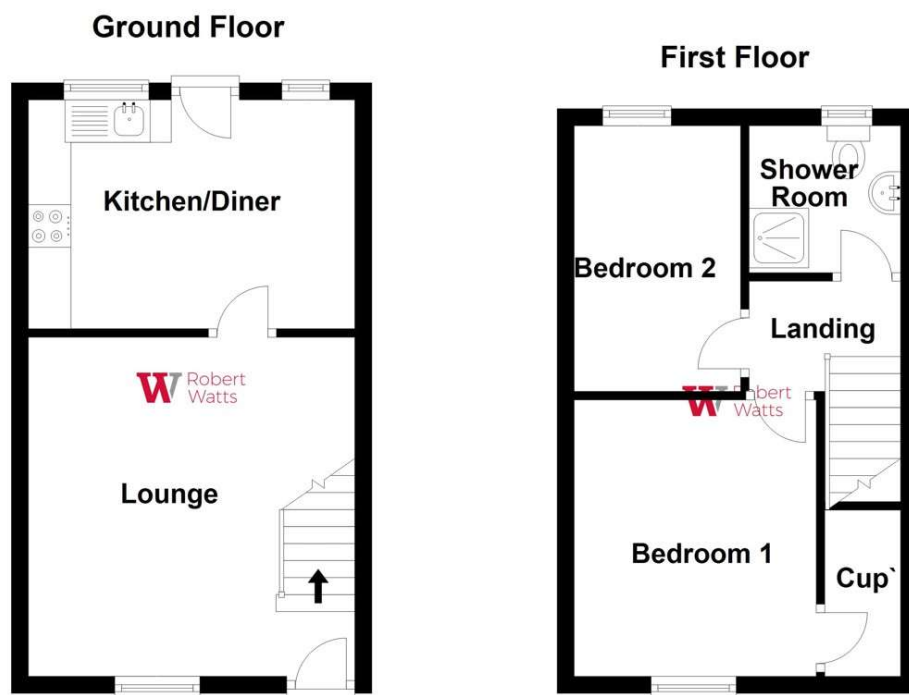
**BATHROOM/W.C** 3 piece white bathroom suite with shower over the bath.

**OUTSIDE** Backing onto playing fields with low maintenance enclosed garden.

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.







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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		