



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

EXTENDED: Impressive Extended End Town House, that is completely different to the houses on Oakway. The house has been subject to a significant renovation program in recent years with a full width extension to create a hallway, larger lounge and dining room. Immaculately presented and to the outside, ample driveway/parking, plus garage and landscaped garden. EV charger.

NOT TO BE MISSED.

**Asking Price £190,000**

**T** 01274 689589 **E** [birkenshaw@robertwatts.co.uk](mailto:birkenshaw@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)

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

**f** [RWEstateAgents](#) **t** [@robertwatts\\_](#)

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

## HALLWAY

### LOUNGE 14' x 12'11" (4.27m x 3.94m)

Extended Lounge

### DINING ROOM 8' x 8' (2.44m x 2.44m)

With Velux roof light.

### KITCHEN 12' x 7' (3.66m x 2.13m)

Impressive modern fitted kitchen, with a well-equipped range high gloss units, with integrated appliances.

### BEDROOM 1 10' x 8'11" (3.05m x 2.72m)

With fitted wardrobes and matching bedroom furniture.

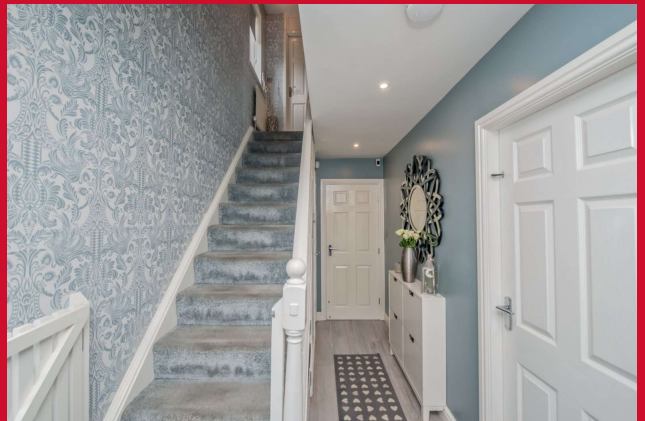
### BEDROOM 2 11' x 6' (3.35m x 1.83m)

**BATHROOM** Three piece white bathroom suite with shower over the bath

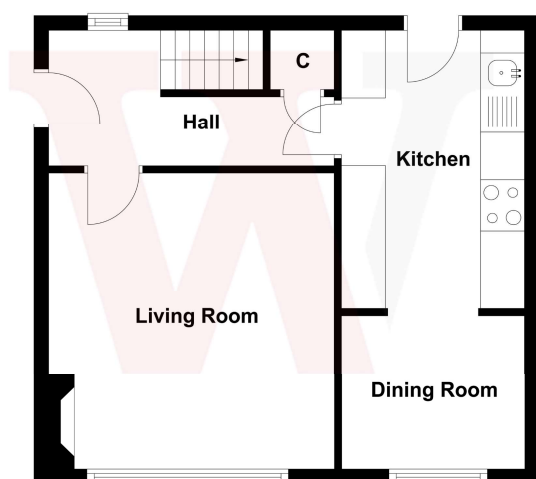
**OUTSIDE** At the front, block paved driveway with good parking. There is also a GARAGE, located opposite. EV charger unit.  
At the back, pleasant landscaped garden.

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.

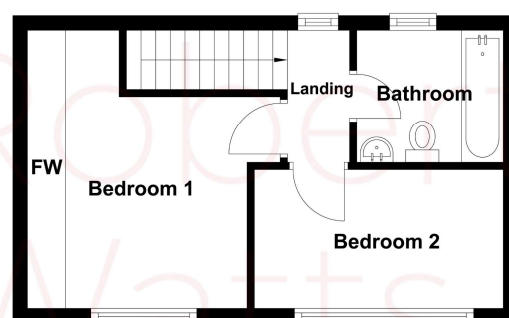




**Ground Floor**



**First Floor**



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

69 C

84 B



01274 689589



birkenshaw@robertwatts.co.uk



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