



## 64 Oakway, Birkenshaw, Bradford, West Yorkshire, BD11 2PG

MID TOWN HOUSE, situated in this ever popular location. Provides 2 BEDROOMS with DRIVEWAY/PARKING and ENCLOSED GARDEN. Would make an ideal purchase for First Time Buyers or Investor Landlords. Early viewing is essential to avoid disappointment.

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

**Asking Price £160,000**

 01274 689589  birkenshaw@robertwatts.co.uk  robertwatts.co.uk

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

 RWEstateAgents  @robertwatts\_

arla | propertymark naea | propertymark

# 64 Oakway, Birkenshaw, Bradford, West Yorkshire, BD11 2PG

## OUTSIDE

### **LOUNGE 12'10" x 12' max (3.9m x 3.66m max)**

Including open staircase

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

Range of base and wall units, worktops and sink unit

### **BEDROOM 1 11' x 9' (3.35m x 2.74m)**

### **BEDROOM 2 11' x 7' (3.35m x 2.13m)**

**BATHROOM** Three piece white bathroom suite

**EXTERIOR** Lovely enclosed garden at the back

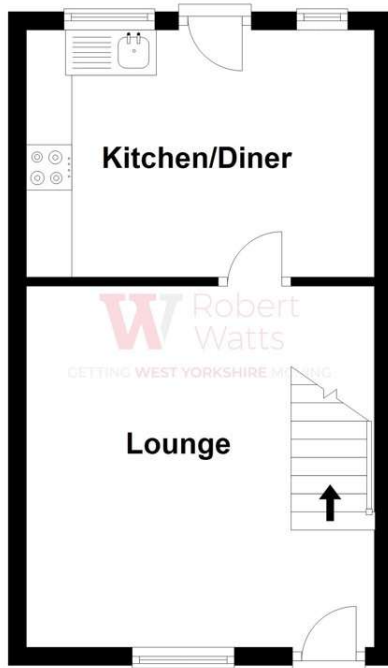
**AML** Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		