



5 Tramways, Oakenshaw, Bradford, BD12 7BW

FAST TRACK SALE- QUICKER COMPLETION: Ask for further information.

Finished to a HIGH STANDARD is this TWO BEDROOM end townhouse with a good sized plot offering ample driveway parking including caravan/motorhome storage. Ideally suiting FTB's, downsizers or young families it is located within walking distance of Low Moor Railway Station, with trains running to Leeds, Bradford & London. Situated on this small, popular cul-de-sac development where houses have been selling well. Re-designed by the current owners so now offers a larger modern dining kitchen as well as hall, lounge, a modern 3 piece bathroom and two double bedrooms. Delightful lawned garden to the rear with timber storage shed and bar and benefitting from GCH & modern uPVC DG. EPC - TBC.

Asking Price £160,000

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ENTRANCE HALL

KITCHEN DINER 11'10" x 11'2" max (3.6m x 3.4m max)

Modern range of wall and base units incorporating contrasting work top, inset sink and mixer tap. Integral electric oven, four ring induction hob plus extractor. Integral dishwasher and fridge freezer and useful understairs storage. Access to lounge.

LOUNGE 14'5" x 8'6" (4.4m x 2.6m)

Useful storage cupboard and double doors to garden.

BEDROOM ONE 11'6" x 9'10" (3.5m x 3m)

Double bedroom.

BEDROOM TWO 10'10" x 7'10" (3.3m x 2.4m)

Double bedroom.

BATHROOM Modern three piece suite comprising bath with shower extension and glazed screen, wc and vanity sink. Chrome heated towel rail.

EXTERIOR The property benefits from a good sized lawned garden and decked area to the rear with useful timber shed/bar. Block paved driveway to the front and side for off street parking with potential caravan storage.

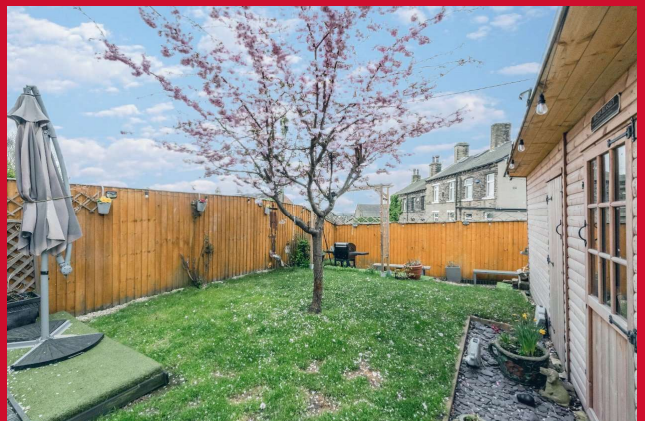
TENURE Freehold

Council Tax Band B

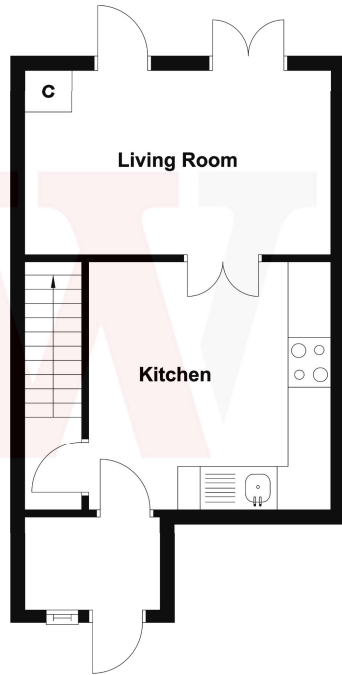
EPC Rating - TBC

FAST TRACK This property benefits from a fast track legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to pay £360 on a non refundable basis before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing to purchase the property.

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

