



26 Walker Road, Oakenshaw, Bradford, BD12 7AL

Unexpectedly re-offered! SUPERBLY PRESENTED and offering a SPACIOUS FOOTPRINT is this extended, true semi detached bungalow. Located in this 'backwater location' with open aspect views to the rear it is handily situated for the local park, train station and the M62. Offering a modern specification finish with a super open plan modern dining kitchen which leads directly onto the rear garden and the pleasant views. Also comprises hall, lounge, two bedrooms and spacious bathroom with occupying a good sized plot with low maintenance gardens to front and rear, ample driveway parking and single detached garage. The bungalow also has a large roof space with good head height which offers huge potential to convert to further living space, subject to building regulation. Benefits from GCH, uPVC DG, CCTV and alarm. EPC - D.

Offers in excess of £200,000

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ENTRANCE HALL Oak flooring running through to bedrooms.

LOUNGE 17'9" x 11'2" max (5.4m x 3.4m max)

Glazed timber internal door.

KITCHEN DINER 25'7" (7.8) x 9'2" (2.8) plus 11'10" (3.6) x 7'10" (2.4) max

L shaped room. Modern 'Moben' German made range of wall and base units incorporating contrasting work tops, breakfast bar and one and a half bowl sink plus mixer tap. Gas cooker point and extractor. Plumbing for auto washer and French doors to garden.

BEDROOM ONE 10'6" (3.2) x 8'2" (2.5) plus robes

Fitted quality 'Strachan' sliding wardrobes.

BEDROOM TWO 12'2" x 8'2" max (3.7m x 2.5m max)

Having fitted wardrobes.

BATHROOM Three piece modern suite comprising walk in glazed shower, vanity sink and wc. Tiling to walls.

EXTERIOR The property occupies a good sized plot with landscaped, low maintenance rear garden featuring artificial lawn, patio and gravelled area. Pleasant open outlook to rear over small beck and trees. Double driveway to side for off street parking leading to a larger than average detached garage measuring 17'5 x 11'6 (5.3m x 3.5 max) with power. Artificial lawned garden to the front.

TENURE Freehold.

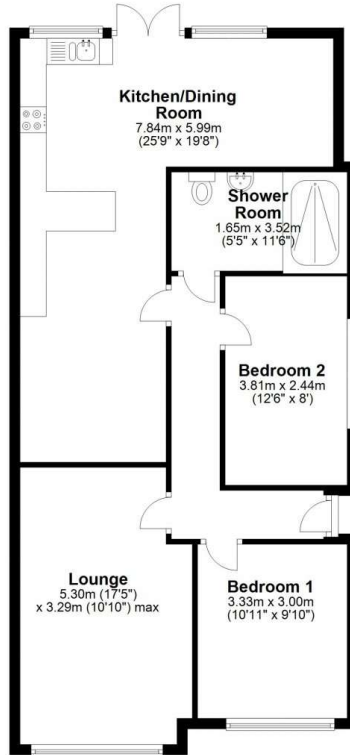
EPC - D.

Council Tax Band B.

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



Please note this is a guide only and should not be relied on for accurate measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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