



6-7, The Croft, Oakenshaw, Bradford, West Yorkshire, BD12 7AN

**** REDUCED**** CHARACTERFUL, Grade II Listed, TWO BEDROOM, semi detached COTTAGE BUNGALOW dated from circa. 1820's. Situated in this popular, backwater location in Oakenshaw close to the local park, station and Greenway cycle/foot path this delightful home suits traditional bungalow buyers as well as professional couples and small families. Offered with NO CHAIN it comprises hall, lounge, dining kitchen, cellar, two double bedrooms and study with modern four piece bathroom. To the exterior there is a delightful landscaped garden with patio and lawned areas with single garage. Benefits from GCH and SUDG. EPC rating D.

Offers Over £205,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

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PORCH

ENTRANCE HALL Inner hallway. Wall mounted boiler.

KITCHEN DINER 18'1" x 14'1" max (5.5m x 4.3m max)

Dual aspect room with a modern range of wall and base units, worktop and double ceramic sink plus mixer tap. Range oven and grill plus extractor. Integrated fridge and dishwasher plus plumbing for washer. Tiled flooring with under floor heating.

LOUNGE 18'4" x 16'1" max (5.6m x 4.9m max)

Dual aspect room with beamed ceiling. Fireplace and solid fuel fire.

SMALL OFFICE/STUDY 5'3" x 3'11" max (1.6m x 1.2m max)

Useful storage cupboard or small office.

CELLAR External access.

BEDROOM ONE 11'6" x 10'10" max (3.5m x 3.3m max)

BEDROOM TWO 13'1" (4) x 7'3" (2.2) plus doorway

With fitted wardrobes.

BATHROOM Modern four piece comprising of; shower with glazed shower cubicle, bath, WC and vanity sink. Tiled walls and floor and chrome wall mounted towel heater.

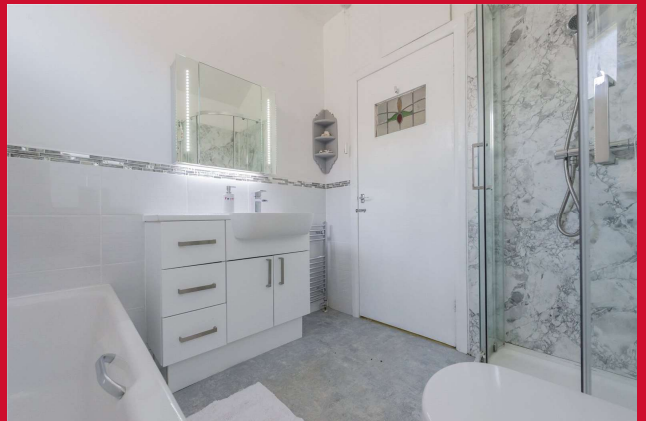
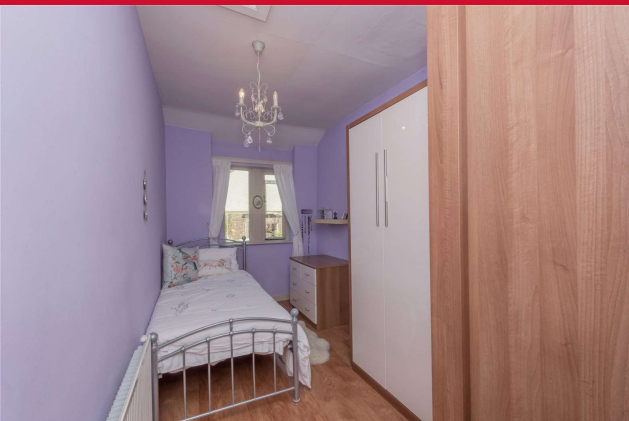
EXTERIOR Single detached garage with electric door. Delightful East facing landscaped garden to the front with flower beds and artificial lawn plus patio area. Small paved area to the rear.

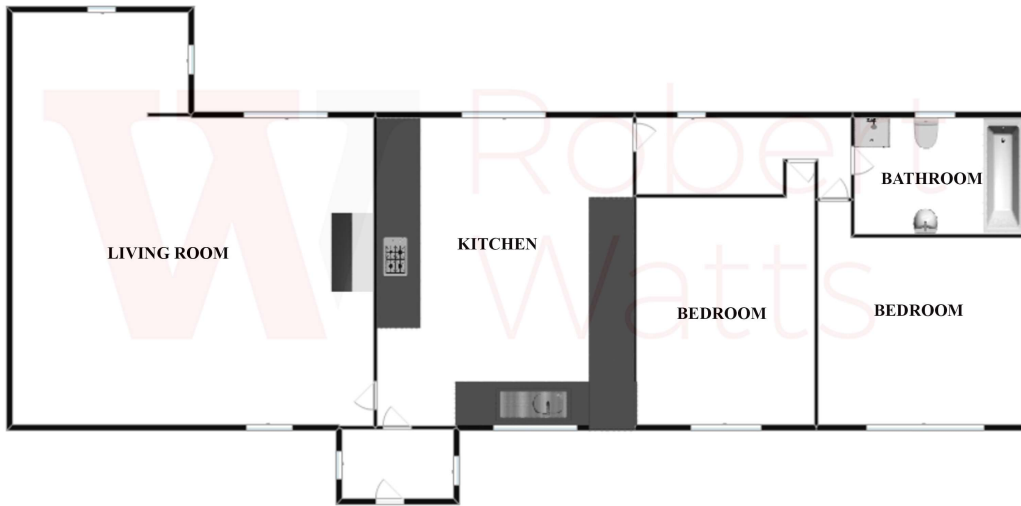
Freehold

Council Tax Band - C

EPC - D

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(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	

01274 878878
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