



6A Mill Carr Hill Road, Oakenshaw, Bradford, BD12 7EZ

WELL PRESENTED, FAMILY SIZED three bedroom semi detached house situated within the sought after Woodlands village area of Oakenshaw. Conveniently situated within the catchment area of the well regarded local primary school and adjacent to the lovely local park, the house offers a suburban location yet is handy for the M62 Motorway network and surrounding towns and cities. Comprises hall, lounge, modern breakfast kitchen, three first floor bedrooms and shower room with low maintenance garden to front and lovely landscaped rear garden complimented by driveway and single detached garage. Benefits from GCH & uPVC DG. EPC - D.

Offers in the region of £199,950

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ENTRANCE HALL

LOUNGE 15'9" x 13'9" max (4.8m x 4.2m max)

Fireplace and living flame gas fire.

KITCHEN DINER 13'5" x 8'10" max (4.1m x 2.7m max)

Modern range of wall and base units incorporating contrasting work top, inset one and a half bowl sink and mixer tap, range oven and grill plus extractor. Plumbing for auto washer and French doors to garden.

BEDROOM ONE 11'6" (3.5) x 8'10" (2.7) plus robes

Double bedroom.

BEDROOM TWO 10'6" x 7'7" (3.2m x 2.3m)

Double bedroom with fitted wardrobes and storage cupboard.

BEDROOM THREE 7'7" x 5'11" (2.3m x 1.8m)

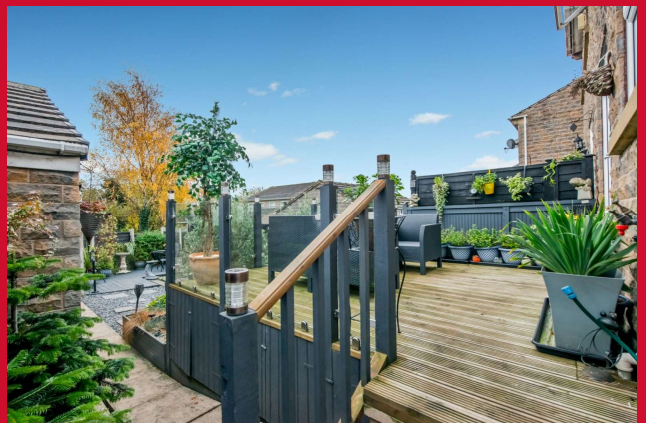
BATHROOM Modern three piece suite comprising glazed shower cubicle, vanity sink and wc. Tiled walls and floor.

EXTERIOR Lovely landscaped South East facing rear garden with decking and paved patio area and water feature. Detached garage and driveway parking and timber shed to the rear. Low maintenance garden to the front.

MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

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



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	57	
(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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