



10 Furnace Grove, Bradford, West Yorkshire, BD12 7BN

SUPERBLY PRESENTED, FAMILY SIZED, three bedroom semi detached house situated on this SIZEABLE PLOT which offers ample opportunity to extend (subject to planning). Handily located in Oakenshaw close to Low Moor Station and the local schools and within 2 miles of the M62, this is a great opportunity for growing family buyers. Offering a stylish and contemporary finish throughout it comprises hall lounge/diner, modern kitchen and bathroom and occupying an enviable sized plot of circa. 0.14 acres with ample driveway parking, garage and sizeable, South facing landscaped garden to the rear. Benefits from GCH & uPVC DG. EPC - D.

Offers in excess of £210,000

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ENTRANCE HALL Hall with timber balustrade and under stairs storage. Plumbing for washing machine.

LIVING DINING ROOM 27'3" (8.3) x 10'2" (3.1) max (inc bay window)

Dual aspect room with French doors to garden. Wood burning stove with timber mantle.

KITCHEN 14'9" x 6'3" max (4.5m x 1.9m max)

Range of modern wall and base units, worktop and inset one-and-a-half bowl sink with mixer tap. Integrated electric oven with four-ring gas hob and extractor fan. Useful pantry, side door and tiled flooring.

BEDROOM ONE 12'6" x 10'2" max (3.8m x 3.1m max)

Double bedroom.

BEDROOM TWO 12'2" x 10'2" (3.7m x 3.1m)

Double bedroom.

BEDROOM THREE 8'10" (2.7) x 6'3" (1.9) max (inc b/head cupboard)

BATHROOM Three piece suite comprising 'P' shaped bath with shower extension and glazed screen, WC and hand wash basin. Tiled walls and chrome wall mounted towel heater. Storage cupboard housing wall mounted boiler.

EXTERNAL Sitting on a good sized plot of circa. 0.14 acres with lawned garden to front and long driveway for ample off street parking to side leading to single garage.

Delightful paved and lawned garden to rear which is South West facing including children's play area, storage shed and pergola/gazebo making this a lovely place to play and entertain.

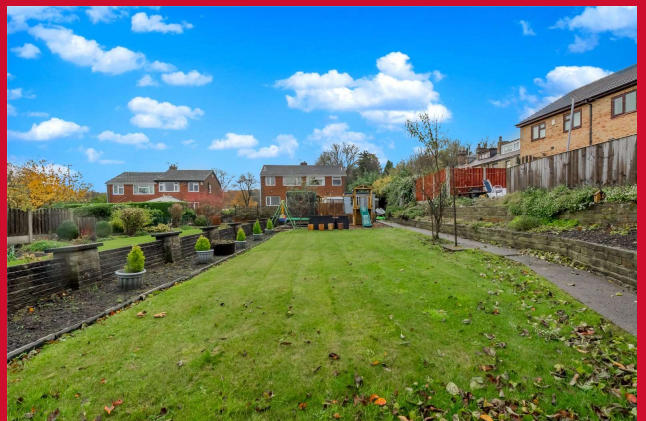
The plot size offers the potential to easily extend the house, subject to planning permission.

TENURE Freehold

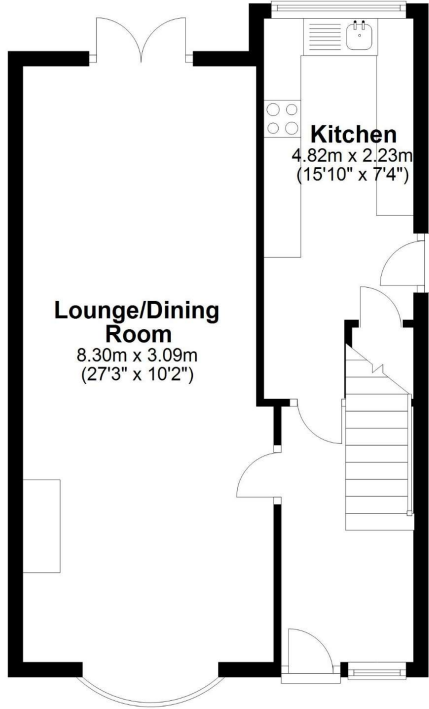
Council Tax Band B

EPC - D

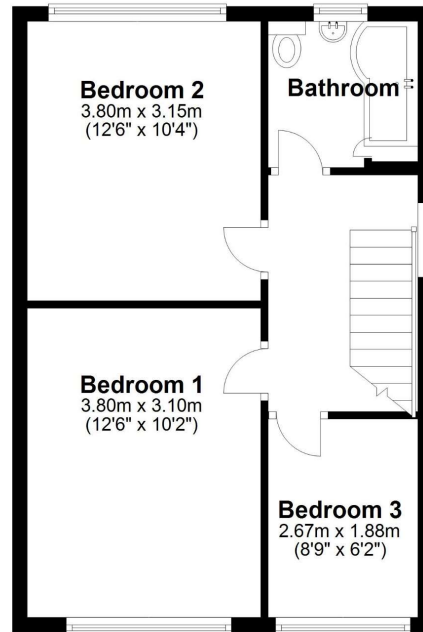
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First 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		85
(69-80) C		
(55-68) D	67	
(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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