



8A, Mill Carr Hill Road, Oakenshaw, Bradford, BD12 7EZ

Recently reduced by motivated sellers! 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 lounge, breakfast kitchen and conservatory, three first floor bedrooms and bathroom with low maintenance landscaped garden to front and rear complimented by driveway and single detached garage. Benefits from GCH & uPVC DG. EPC - D.

Asking Price £190,000

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HALL

LOUNGE 19' x 10'10" max (5.8m x 3.3m max)

Wall mounted electric fire.

CONSERVATORY 9'6" x 8'10" (2.9m x 2.7m)

French doors leading onto garden.

KITCHEN 13'9" x 8'10" max (4.2m x 2.7m max)

Range of wall and base units incorporating contrasting work top, sink and mixer tap. Double electric oven and four ring gas hob plus extractor. Plumbing for auto washer and useful pantry. Open to the conservatory.

BEDROOM ONE 11'6" (3.5) x 8'6" (2.6) plus robes

Inbuilt wardrobes and storage cupboard.

BEDROOM TWO 10'10" x 7'7" (3.3m x 2.3m)

BEDROOM THREE 7'7" x 6'3" (2.3m x 1.9m)

BATHROOM Three piece modern white suite comprising bath with shower extension and glazed screen, wc and hand wash basin. Tiling to walls and floor.

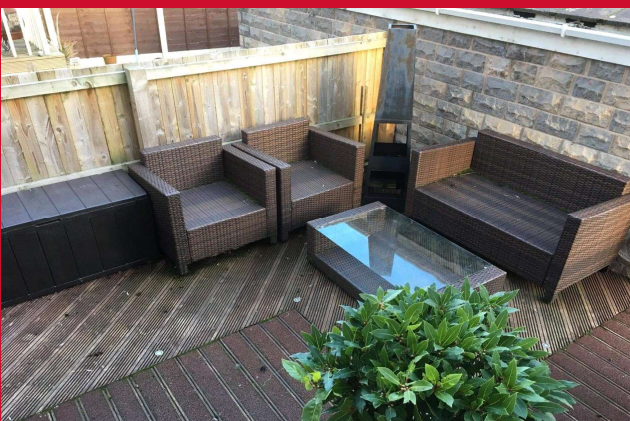
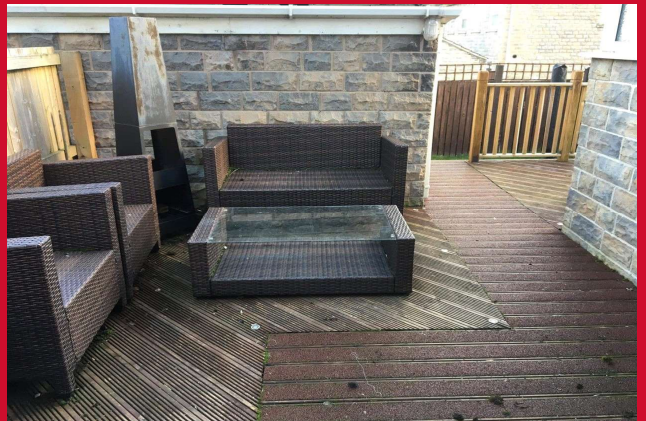
EXTERIOR The property benefits from a decked area to the rear leading to lawn and single garage. Low maintenance garden to the front.

TENURE Freehold.

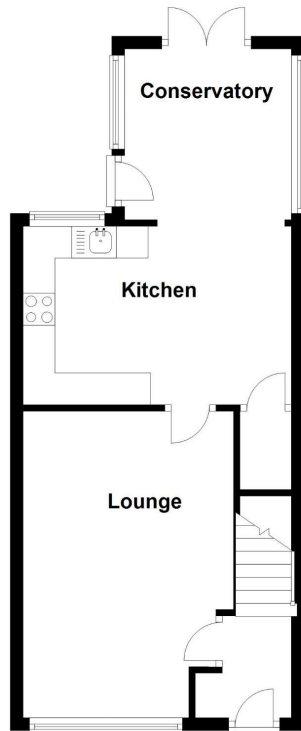
EPC - D.

Council Tax Rating C.

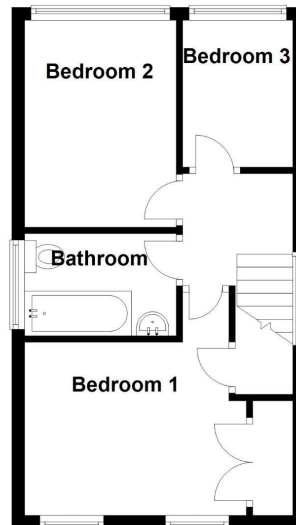
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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