



2 Hatchet Lane, Oakenshaw, Bradford, BD12 7EG

Well presented FOUR DOUBLE bedroom home offering a DECEPTIVELY SPACIOUS FOOTPRINT and available with NO CHAIN. Located in this popular location on Wyke Lane with easy access to countryside walks and the Greenway' cycle/footpath, it still remains ideal for commuters with easy access to the M62 and the station at nearby Low Moor. Built to a most pleasing individual architect design, this home suits GROWING FAMILY BUYERS who want the extra space and comprises THREE RECEPTION ROOMS, breakfast kitchen, WC, utility/rear hall, four double bedrooms the master with modern ensuite and dressing room and four piece family bathroom. Driveway parking and single integral garage with landscaped lawned and patio gardens. Benefiting from GCH and SUDG. EPC- C

Offers in excess of £400,000

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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FRONT ENTRANCE HALL Front hallway with impressive return open timber staircase and under stairs storage.

WC WC and hand wash basin. Cupboard housing wall mounted boiler and tiled walls and floor.

LOUNGE 18'8" x 14'9" max (5.7m x 4.5m max)

Wood burning stove and brick fireplace. Sliding doors to garden.

DINING ROOM 14'9" x 8'10" max (4.5m x 2.7m max)

SITTING ROOM/SNUG 16'5" x 8'10" max (5m x 2.7m max)

Fireplace and electric fire with beamed ceiling. Versatile room that could be used as a second sitting room, playroom or study for those who WFM.

BREAKFAST KITCHEN 15'5" x 10'6" max (4.7m x 3.2m max)

Range of wall and base units, worktop and inset one and a half bowl sink with mixer tap. Gas oven and four-ring gas hob plus extractor. Integral dishwasher and fridge freezer.

REAR HALL/UTILITY 7'10" x 7'3" max (2.4m x 2.2m max)

Spacious rear entrance hallway with tiled flooring.

BEDROOM ONE 17'1" x 16'9" max (5.2m x 5.1m max)

Master suite with access to dressing room with fitted wardrobes.

ENSUITE BATHROOM Three piece modern suite comprising of shower and glazed shower cubicle, WC and hand wash basin. Tiled walls.

BEDROOM TWO 14'9" x 14'1" max (4.5m x 4.3m max)

Double bedroom.

BEDROOM THREE 15'5" x 10'6" max (4.7m x 3.2m max)

Double bedroom.

BEDROOM FOUR 13'9" x 9'2" max (4.2m x 2.8m max)

Double bedroom.

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

Four piece suite comprising of corner bath, glazed shower cubicle, WC and hand wash basin. Tiled walls.

EXTERIOR Landscaped paved patio garden to side leading to lawned garden area with semi rural views to the rear. Driveway to front providing off street parking and single integral garage 17'5 x 8'2 (5.3m x 2.5m)

TENURE Freehold

Council Tax Band E

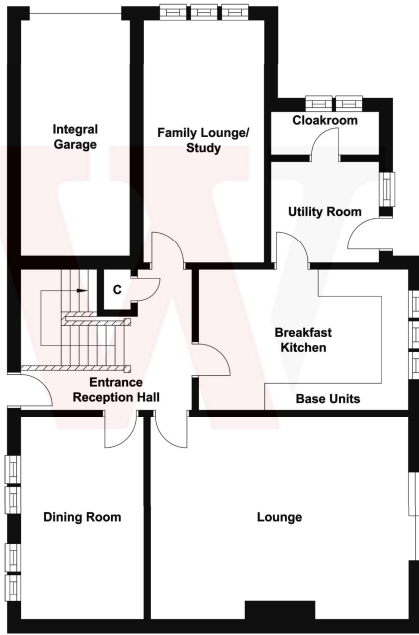
EPC - TBC

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.

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		
(69-80) C	74	84
(55-68) D		
(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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