



3 Tramways, Oakenshaw, Bradford, BD12 7BW

SUPERBLY PRESENTED, TWO BEDROOM mid townhouse ideal for FTB's, downsizers or young families. Handily located within walking distance of Low Moor Railway Station, with trains running to Leeds, Bradford & London, this lovely house is situated on this small, popular cul-de-sac development. Much improved by the current owners it comprises hall, open plan lounge and dining room, recently fitted kitchen and super 3 piece bathroom, conservatory and two bedrooms with double driveway parking & rear landscaped garden. Benefits from GCH & modern uPVC DG. EPC - C

Asking Price £155,000

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

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

3 Tramways, Oakenshaw, Bradford, BD12 7BW

ENTRANCE HALL Hallway.

LOUNGE/DINER 21' x 11'6" max (6.4m x 3.5m max)

Fireplace and contemporary electric fire with glazed front and log effect finish. Wall mounted TV point and useful under stairs storage.

KITCHEN 8'6" x 6'6" max (2.6m x 1.98m max)

Recently fitted handle less wall and base units, complimentary worktop and one and half bowl sink with mixer tap. Integral electric oven and four-ring gas hob plus extractor. plumbing for washer and cupboard housing boiler. Metro wall tiling.

CONSERVATORY 7'3" x 6'11" (2.2m x 2.1m)

Opening onto garden area.

BEDROOM ONE 11'6" x 10'2" + robes (3.5m x 3.1m + robes)

With useful storage cupboard and wardrobes.

BEDROOM TWO 9'2" x 7'10" (2.8m x 2.4m)

Rear bedroom

BATHROOM Three piece modern suite comprising of integral shower and glazed shower screen over P-shaped bath. WC and wash hand basin plus tiled walls and floor and chrome wall mounted towel heater.

EXTERIOR Pleasant low maintenance paved and artificial lawned enclosed garden to the rear and driveway to front providing ample of street parking.

Frerehold

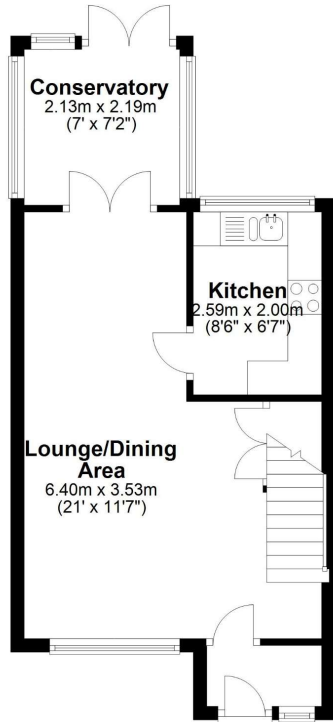
Council Tax Band B

EPC - C

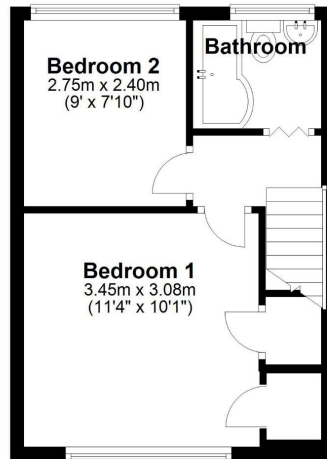
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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