



## 4 Frogmoor Avenue, Oakenshaw, Bradford, BD12 7AF

WELL PRESENTED, three bedroom semi detached house situated on this popular modern development. Offering easy access to the local amenities including Victoria Park and Low Moor Station and the surrounding schools, this makes a SUPER FAMILY HOME. Realistically priced and arranged over three storeys it offers a modern specification and comprises hall, WC, two reception rooms and kitchen with two first floor bedrooms, study and bathroom and master ensuite bedroom on the second floor. Pleasant lawned gardens with driveway parking and single garage. Benefits from GCH & uPVC DG.

**Asking Price £195,000**

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## **ENTRANCE HALL**

**GUEST WC** Having wc and hand wash basin.

**LOUNGE 12'10" x 10'10" max (3.9m x 3.3m max)**

**DINING ROOM 10'6" x 6'11" max (3.2m x 2.1m max)**

Open to both lounge and kitchen and with French doors leading onto garden. Useful storage cupboard.

**STUDY 5'7" x 5'3" (1.7m x 1.6m)**

**KITCHEN 10'6" x 6'7" max (3.2m x 2m max)**

Range of wall and base units incorporating contrasting work top, sink and mixer tap. Integral electric oven and four ring gas hob plus extractor. Plumbing for auto washer and dishwasher. Cupboard housing boiler.

**BEDROOM ONE 13'9" x 12'2" max (4.2m x 3.7m max)**

**BEDROOM TWO 13'9" x 9'10" max (4.2m x 3m max)**

**EN SUITE** Three piece suite comprising electric shower within glazed cubicle, wc and hand wash basin. Chrome heated towel rail.

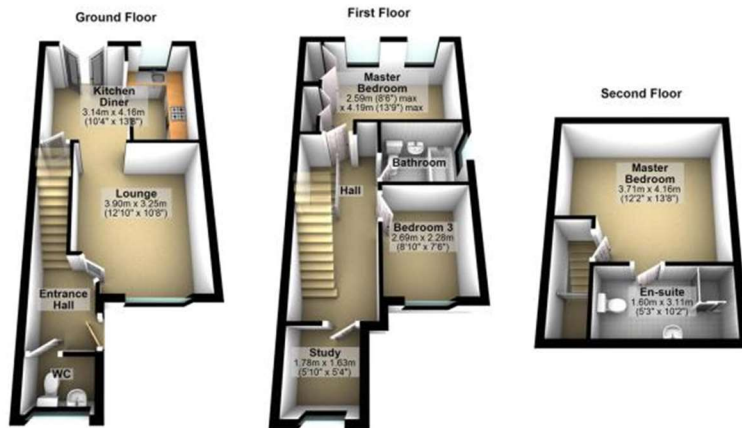
**BEDROOM THREE 8'10" x 7'10" (2.7m x 2.4m)**




**BATHROOM** Three piece suite comprising bath, wc and hand wash basin. Chrome heated towel rail.

Freehold  
Council Tax Band C  
EPC - TBC

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.





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