



626 Bradford Road, Oakenshaw, Bradford, BD12 7EN

**** Unexpectedly re-offered ****

A super opportunity has arisen to purchase this spacious, three bedroom, TRUE DETACHED BUNGALOW sitting on an ENVIABLE 0.42 ACRE PLOT. Offering tremendous scope to extend into the garden area or even into the roof space (subject to planning) this makes a great FAMILY HOME or would be ideal for traditional downsizers who want all the accommodation on one floor. Located in this popular location offering easy access to the M62, the schools and the station at Low Moor, the house requires cosmetic improvement but is sold with NO CHAIN. Comprises porch, hall, two reception rooms, kitchen, utility porch, three double bedrooms and bathroom. Ample driveway parking including caravan storage, double garage and sizeable lawned garden to the rear. Benefits from GCH and uPVC DG.

Asking Price £400,000

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ENTRANCE PORCH Front porch.

ENTRANCE HALL Spacious hallway with cloakroom and double storage cupboard.

LOUNGE 19' x 17'1" max (5.8m x 5.2m max)

Dual aspect room with fireplace and living flame gas fire.

DINING ROOM 12'2" x 11'10" max (3.7m x 3.6m max)

KITCHEN 12'2" x 11'2" max (3.7m x 3.4m max)

Wall and base units, worktop and one and a half bowl sink with mixer tap. Gas cooker point and pantry.

REAR UTILITY PORCH With plumbing for washer and wall mounted boiler and door to garden.

BEDROOM ONE 14'1" (4.3) x 9'2" (2.8) max plus robes

Double bedroom with fitted wardrobes.

BEDROOM TWO 14'1" x 12'2" max (4.3m x 3.7m max)

Double bedroom with fitted wardrobes.

BEDROOM THREE 9'10" x 9'2" approx (3m x 2.8m approx)

Double bedroom.

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

EXTERIOR Occupying a good sized plot of c. 0.42 acres with paved patio to front and ample driveway parking plus caravan storage and double brick built detached garage.

Spacious lawned garden to rear with paved patio and mature trees and shrubs. The garden offers great potential to extend the footprint of the house, subject to planning.

PLEASE NOTE There are two old mine shafts on or within the boundary of the site and an interpretative mining report has been carried out which can be viewed. The report states that these are maintained by the Coal Authority and there is little or no risk from subsidence. If any movement did occur it can be remedied by the Coal Authority. Any interested party are advised to make further enquires on this matter.

TENURE Freehold

Council Tax Band D

EPC - E


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.






Garage

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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