



3 Furnace Grove, Oakenshaw, Bradford, BD12 7BN

A rare opportunity has arisen to purchase this FAMILY SIZED, EXTENDED, FIVE BEDROOM semi detached house situated on this popular cul-de-sac. Handily located in Oakenshaw close to Low Moor Station and the local schools and within 2 miles of the M62, this is a great house for growing family buyers. The house has been well maintained by the same family for over 50 years but may require some cosmetic improvements and this is reflected in the asking price. Comprises hall, two reception rooms, breakfast kitchen, utility porch, WC and modern bathroom with driveway parking, garage and garden to front and rear with separate storage garage. Benefits from GCH & uPVC DG. EPC - C.

Asking Price £245,000

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HALLWAY Hallway with under stairs storage.

GUEST CLOAKROOM WC.

LIVING ROOM 14'5" x 10'10" max (4.4m x 3.3m max)

Inset living flame gas fire with glazed frontage.

DINING ROOM 11'6" x 11'2" max (3.5m x 3.4m max)

Fireplace.

KITCHEN 11'2" x 9'2" max (3.4m x 2.8m max)

Range of wall and base units, worktop and sink. Electric cooker point. Pantry.

REAR UTILITY PORCH 7'3" x 4'11" max (2.2m x 1.5m max)

Plumbing for washing machine.

LANDING Landing with useful walk-in storage cupboard.

Part boarded loft with ladder access.

BEDROOM ONE 12'6" (3.8) x 8'6" (2.6) plus recess

Fitted sliding wardrobes.

BEDROOM TWO 12'2" (3.7) x 8'6" (2.6) plus recess

Fitted sliding wardrobes.

BEDROOM THREE 13'1" x 7'10" (4m x 2.4m)

BEDROOM FOUR 7'10" x 7'7" (2.4m x 2.3m)

BEDROOM FIVE 8'6" (2.6) x 6'5" (1.96) max inc. bulkhead

With bulkhead.

BATHROOM Modern three piece bathroom suite comprising bath with glazed shower screen and integral shower, WC and hand wash basin. Cupboard housing wall mounted boiler. Chrome, wall mounted towel heater.

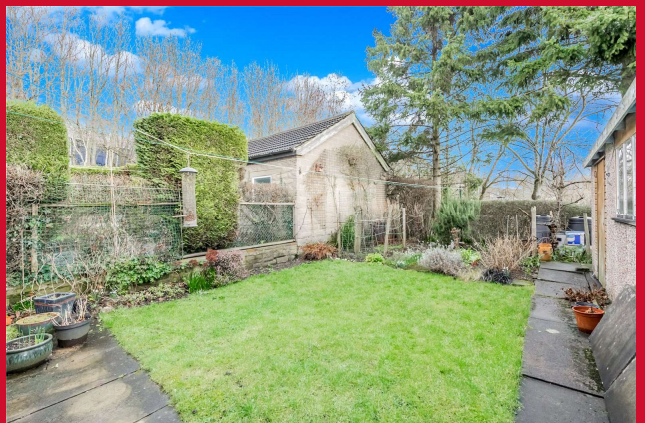
EXTERNAL Driveway and lawned garden to front with single integral garage with power. Lawned garden and patio to rear and detached storage garage.

TENURE Freehold

Council Tax Band C

EPC 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	72	
(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	