



16 St Andrews Crescent, Oakenshaw, BD12 7EL

SWIFT MOVE SALE - QUICKER COMPLETION: Ask for further information.

A super opportunity has arisen to purchase this FAMILY SIZED, EXTENDED 3 bedroom semi detached home. Situated on this coveted cul-de-sac and offering easy access to the M62, the local schools and amenities and Low Moor Station it is sold with NO CHAIN. Having a modern specification finish it comprises hall, kitchen, dining room, lounge, three good sized bedrooms including an extended bedroom and shower room. Resin covered driveway and car port providing ample off-street parking with garage leading to a pleasant well stocked rear lawned garden with open aspect, WEST FACING VIEWS. Benefits from GCH & uPVC DG. EPC - C

Asking Price £230,000

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ENTRANCE HALL Useful under stairs storage.

LOUNGE 13'5" x 11'10" max (4.1m x 3.6m max)

Fireplace and living flame gas fire.

DINING ROOM 12'2" x 10'10" max (3.7m x 3.3m max)

French doors leading onto garden.

KITCHEN 8'10" x 8'2" max (2.7m x 2.5m max)

Modern range of wall and base units incorporating contrasting work top, one and a half bowl sink and mixer tap. Integral electric oven, microwave and four ring gas hob plus extractor. Plumbing for auto washer and door to side.

BEDROOM ONE 12'2" (3.7) x 10'6" (3.2) plus alcove

Fitted wardrobes within alcove.

BEDROOM TWO 12'2" x 11'6" max (3.7m x 3.5m max)

Having fitted wardrobes and featuring open aspect views.

BEDROOM THREE 14'1" (4.3) x 7'3" (2.2) plus 8'6" (2.6) x 6'3" (1.9) max

SHOWER ROOM Two piece modern suite comprising walk-in glazed shower and vanity sink. Storage cupboard housing central heating boiler.

SEPARATE WC

EXTERIOR The property benefits from resin driveway and car port for off street parking. Lawned garden to the front. Single garage and well stocked rear garden with open aspect and garden shed. West facing views.

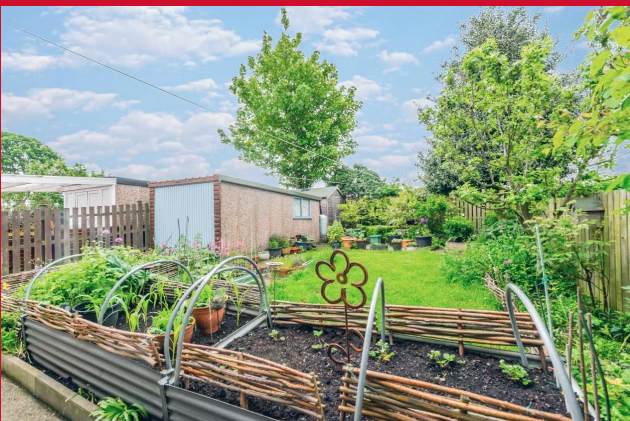
TENURE Freehold

Council Tax Band C

EPC - C

SWIFT MOVE PACK This property benefits from a Swift Move legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to pay £420 (inc VAT) on a non refundable basis before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	70	
(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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