



735 Cleckheaton Road, Oakenshaw, Bradford, BD12 7AY

FULLY REFURBISHED and DECEPTIVELY SPACIOUS, Victorian mid terraced house offering three bedroom accommodation over three floors. Offering an immaculate finish, it benefits from a new integrated kitchen and bathroom, a full electrical re-wire, new uPVC DG and GCH system as well as being redecorated and carpeted throughout. Ideally located for the local schools, Victoria Park and Low Moor Station this makes a great growing family home. Comprises lounge, dining kitchen, utility, cellar, two first floor bedrooms and bathroom with overall attic bedroom. Benefits from NO CHAIN and gardens to front and rear. EPC - C.

Asking Price £160,000

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

735 Cleckheaton Road, Oakenshaw, Bradford, BD12 7AY

LOUNGE 13'9" (4.2) x 12'6" (3.8) max plus bay

Fireplace and living flame electric fire with pebble effect finish. Bay window giving excellent natural light.

BREAKFAST KITCHEN 13'9" x 13'1" max (4.2m x 4m max)

Newly fitted, gloss grey handle less wall and base units, complimentary worktops, breakfast bar and inset sink with mixer tap. Integral electric oven plus hob and extractor and integral dishwasher. Metro wall tiles.

UTILITY ROOM 7'7" x 6'11" max (2.3m x 2.1m max)

Wall and base units, worktop and sink with mixer tap. Plumbing for washer and dryer. Metro wall tiling. Rear door. Cupboard housing new boiler.

CELLAR

BEDROOM ONE 13'9" x 12'6" max (4.2m x 3.8m max)

BEDROOM TWO 10'2" x 8'2" max (3.1m x 2.5m max)

BATHROOM Newly fitted three piece suite comprising of bath with integral shower and glazed shower screen over, vanity sink and WC. Tiled walls and chrome wall mounted towel heater.

ATTIC BEDROOM 15'1" x 13'9" max (4.6m x 4.2m max)

With eaves storage.

EXTERIOR Paved low maintenance garden to rear and small garden to front. Views over park to front.

MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

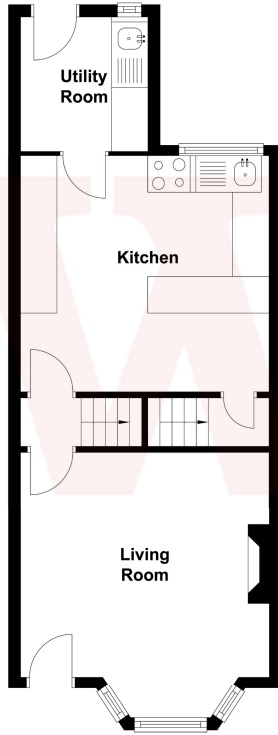
Tenure - Freehold

Council Tax Band - A

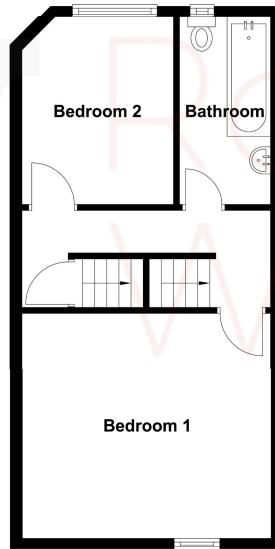
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Second Floor

