



28 Frogmoor Avenue, Oakenshaw, Bradford, BD12 7AF

WELL PRESENTED, three bedroom end townhouse 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 GREAT FAMILY HOME. It offers a modern specification and comprises hall, WC, two reception rooms and kitchen with three first floor bedrooms, the master with ensuite bedroom and family bathroom. Pleasant lawned gardens with driveway parking. Benefits from GCH & uPVC DG.

Asking Price £200,000

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HALL

WC Wc and sink.

LOUNGE 13'9" x 12'10" (4.2m x 3.9m)

A light and airy room with an open staircase.

DINING ROOM 10'6" x 7'7" (3.2m x 2.3m)

French doors leading into the rear garden and double width archway leading into the kitchen.

KITCHEN 10'6" x 6'3" (3.2m x 1.9m)

Range of modern wall and base units with complementary work tops, inset sink and mixer tap. Splashback tiling with integral electric oven, four ring gas hob and extractor and plumbing for washing machine.

MASTER BEDROOM 13'6" x 8'6" (4.11m x 2.6m)

Double room with mirrored sliding walls to one wall.

EN-SUITE A white three piece modern suite comprising shower cubicle, wc and a wash hand basin with part tiled walls.

BEDROOM TWO 9'2" x 7'7" (2.8m x 2.3m)

Double room.

BEDROOM THREE 7'3" x 6'3" (2.2m x 1.9m)

BATHROOM A white three piece modern suite comprising of: panelled bath with mixer taps, wc and a wash hand basin. Part tiled walls and chrome towel heater.

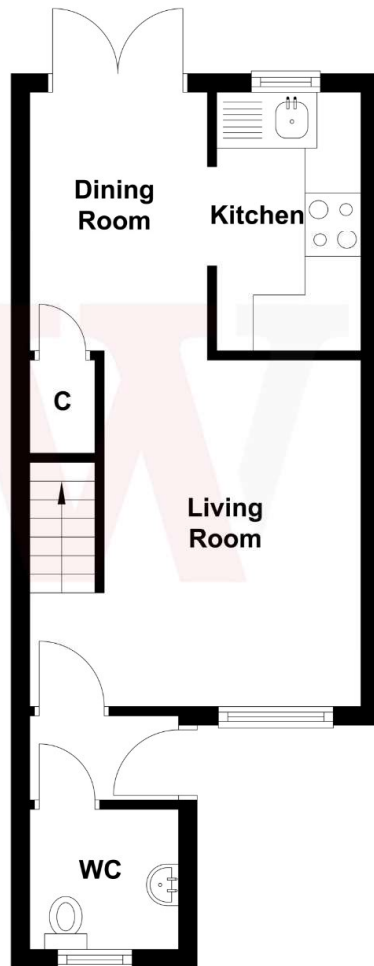
OUTSIDE The house sits at the end of the end cul-de-sac with a driveway to the front provides off street parking. Pleasant rear enclosed paved patio with lawned area offering a good degree of privacy.

NOTE Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

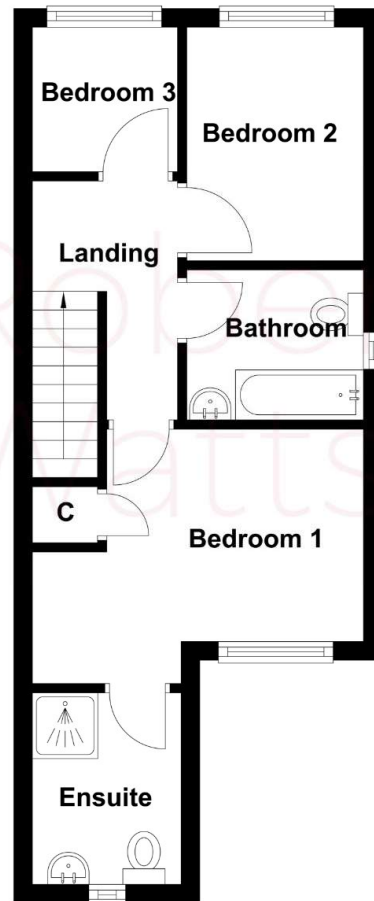
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |