



714 Bradford Road, Oakenshaw, Bradford, BD12 7DY

AFFORDABLY PRICED, two bedroom mid terrace house HOME, handily situated in this ever popular location close to the well regarded primary school, the train station at Low Moor and the M62. Ideal for FTB's, downsizers or investors, the house requires some cosmetic improvement but is priced to reflect this and is sold with NO CHAIN. Comprises hall, lounge, breakfast kitchen, two first floor bedrooms and bathroom. In addition there is a useful, large cellar with good head height which could be converted to further living (subject to building regulations) which opens onto the rear enclosed garden with open aspect. Benefits from uPVC DG. EPC Rating - F (as no central heating).

Asking Price £95,000

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ENTRANCE VESTIBULE

LOUNGE 15'1" x 14'9" max (4.6m x 4.5m max)

Period ceiling cornicing, wall mounted electric fire and log effect finish

KITCHEN 12'2" x 6'11" max (3.7m x 2.1m max)

Range of wall and base units incorporating contrasting work top, sink and mixer tap. Integral electric oven, hob and extractor. Plumbing for auto washer and wall mounted boiler. Access to cellar.

CELLAR 15'1" (4.6) x 15'1" (4.6) plus storage area

Large cellar having rear access. Benefits from good ceiling height with the potential to convert to further living space (subject to building regulations).

BEDROOM ONE 15'1" x 9'2" (4.6m x 2.8m)

Having electric wall heater.

BEDROOM TWO 12'2" x 5'7" max (3.7m x 1.7m max)

BATHROOM Three piece suite comprising bath, hand wash basin and wc. Useful storage cupboard.

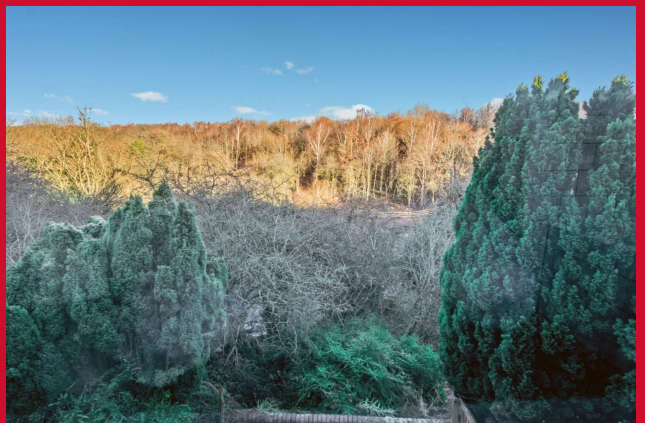
EXTERIOR The property benefits from an enclosed rear garden featuring an open aspect. Small yard to the front.

Tenure - Freehold

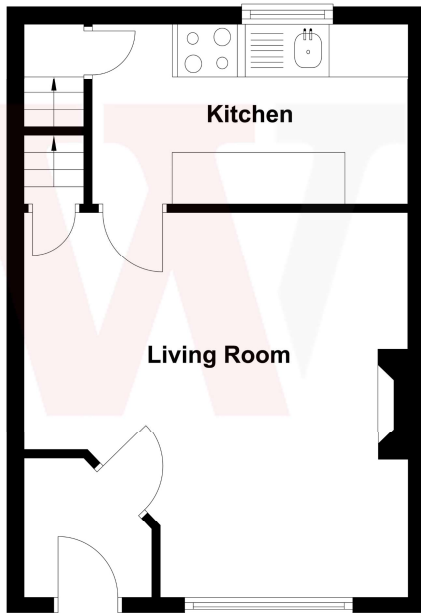
Council Tax Band -

EPC Rating - F

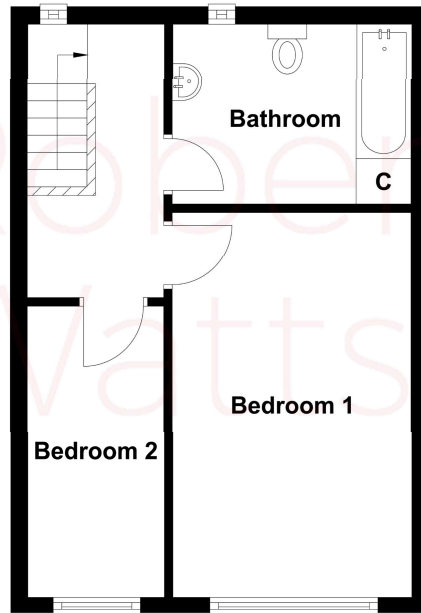
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
(69-80) C		82
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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