



14 St. Andrews Crescent, Oakenshaw, Bradford, BD12 7EL

A great and rare opportunity has arisen to purchase this FAMILY SIZED, three bedroom semi detached home with LOVELY SEMI RURAL VIEWS. 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. Requiring some modernisation but priced to reflect it comprises hall, kitchen, dining room, lounge, three good sized bedrooms and bathroom.

Long driveway providing ample off-street parking with garage leading to a pleasant West facing rear lawned garden enjoying the super views. Benefits from GCH & uPVC DG.

Asking Price £205,000

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ENTRANCE HALL

LOUNGE 13'1" x 11'10" max (4m x 3.6m max)

Having fireplace and gas fire.

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

This rooms offers the opportunity to remove the dividing wall to the kitchen to create a more contemporary and spacious, open plan dining kitchen, subject to building regulations.

KITCHEN 9'2" x 8'6" max (2.8m x 2.6m max)

Range of wall and base units incorporating contrasting work top, one and a half bowl sink and mixer tap, plumbing for auto washer, electric cooker point and wall mounted boiler. Useful pantry and door to side.

BEDROOM ONE 12'2" x 11'10" max (3.7m x 3.6m max)

Double bedroom.

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

Double bedroom with lovely far reaching views.

BEDROOM THREE 7'10" x 6'3" max (2.4m x 1.9m max)

BATHROOM Two piece suite comprising glazed shower cubicle and hand wash basin. Useful storage cupboard.

SEPARATE WC

EXTERIOR The property benefits from lawned garden to the front and driveway providing ample off street parking leading to single detached garage. Useful outhouse storage. Well stocked, West facing lawned garden to the rear enjoying the stunning semi rural views.

PLEASE NOTE The house is not currently registered so we cannot confirm freehold Title until this is done as part of the conveyancing process.

Tenure - Freehold

Council Tax Band - C

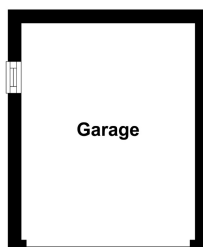
EPC Rating - E

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

