



630 Bradford Road, Oakenshaw, Bradford, BD12 7EN

For the discerning buyer looking for something a little different, this STUNNING FOUR BEDROOM detached home delivers on all fronts. Offering a STYLISH & CONTEMPORARY finish, the current owners have created a truly impressive FAMILY HOME which is located in this highly popular and accessible location offering easy access to the M62, Low Moor train station and the local schools and amenities. The deceptively spacious footprint has FOUR DOUBLE BEDROOMS, the master with ensuite and gorgeous four piece family bathroom which is complimented by an open plan integrated kitchen diner with bi-folding doors, lounge, playroom, utility and wc on the ground floor. Sitting on a good sized plot with ample driveway parking and garage with lovely landscaped decked and lawned gardens to the rear. Benefits from GCH, uPVC DG with triple glazing to rear, alarm, underfloor heating and CCTV.

Offers in excess of £475,000

630 Bradford Road, Oakenshaw, Bradford, BD12 7EN

ENTRANCE HALL Tiled flooring and cloaks cupboard with feature bespoke glazed and timber return staircase. Underfloor heating on the whole ground floor.

GUEST WC Vanity sink and wc.

LOUNGE 18'1" x 10'10" max (5.5m x 3.3m max)

Having feature wood burning stove.

KITCHEN DINER 21'4" x 12'2" max (6.5m x 3.7m max)

Modern range of wall and base units incorporating 'Corian' work tops, inset sink with 'Quooker' hot water tap, double electric oven and 4 ring gas hob plus exposed extractor. Integral fridge freezer, and dishwasher with tiled flooring, Metro tiled walls and bi-folding doors leading to garden.

PLAYROOM/GYM 12'2" x 7'10" (3.7m x 2.4m)

Fitted cupboards and door to garage. Versatile room that could be used as another bedroom if required.

UTILITY ROOM 7'3" x 5'7" max (2.2m x 1.7m max)

Wall units and worktop with plumbing for auto washer and vent for dryer.

FIRST FLOOR LANDING

BEDROOM ONE 15'9" (4.8) x 10'10" (3.3) plus robes

Master double suite having fitted wardrobes.

EN SUITE Modern walk-in glazed shower, vanity sink and wc. Tiled walls and floor and chrome heated towel rail.

BEDROOM TWO 16'1" (4.9) x 9'10" (3.0) plus robes

Double bedroom having fitted wardrobes.

BEDROOM THREE 11'6" x 11'2" max (3.5m x 3.4m max)

Double bedroom.

BEDROOM FOUR 9'10" (3.0) x 9'10" (3.0) plus robes

Double bedroom with fitted wardrobes.

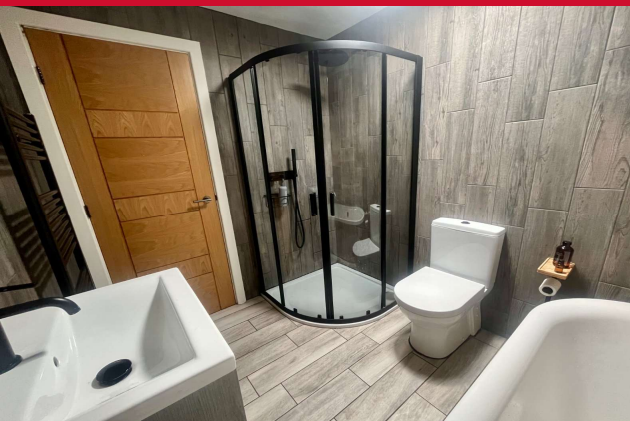
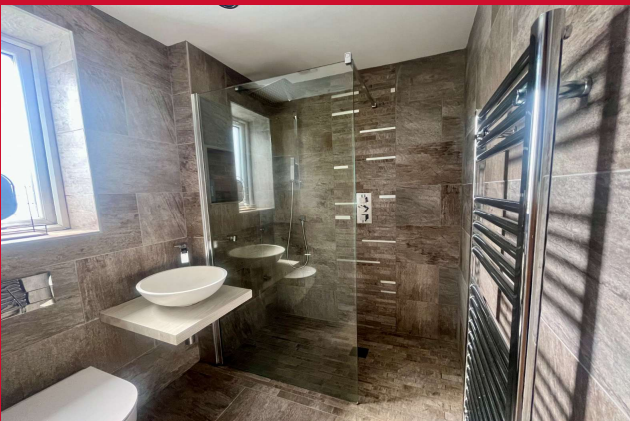
BATHROOM Four piece modern suite comprising oval bath, shower with glazed screen, vanity sink and wc. Tiling to walls and floor.

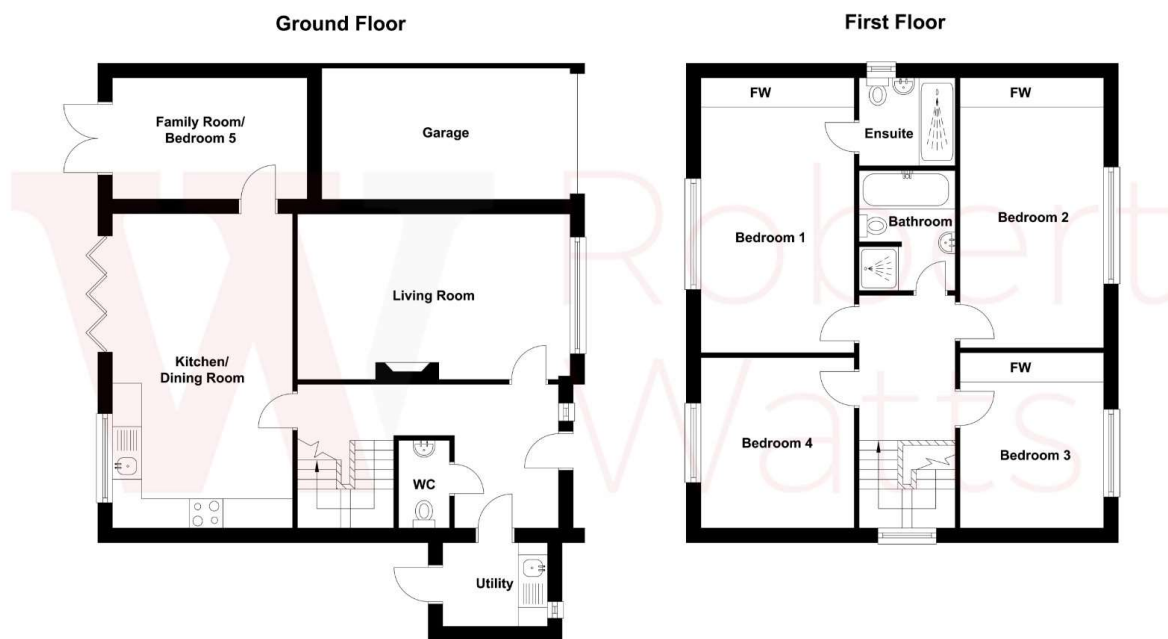
EXTERIOR The property benefits from triple driveway to the front for off street parking and garage measuring 17'9 x 8'2 (5.4m x 2.5m) max with electric door and housing wall mounted boiler. Wood store to side.

Good sized rear garden with large Indian stone patio terrace and decking area with well stocked lawned garden.

PLEASE 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.





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

69 C

80 C