



7 Greenside, Oakenshaw, Bradford, West Yorkshire, BD12 7DW

**** SWIFT MOVE SALE ** QUICKER COMPLETION**

Contact Cleckheaton Branch for further information.

A great opportunity has arisen for FTB's, downsizers or couples to purchase this stone built two bedroom SEMI DETACHED COTTAGE property.

Sold with NO CHAIN and located in this highly popular location close to Low Moor train station, Victoria Park and the M62. Comprises hall, open plan living kitchen, two first floor bedrooms and bathroom. Benefits from gardens to the front, side and rear. GCH & uPVC DG.

Offers in the region of £110,000

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GROUND FLOOR

HALL

LOUNGE & KITCHEN 15'9" x 15'5" max (4.8m x 4.7m max)

Open plan lounge and kitchen with wall mounted electric fire to the lounge area.

Wall and base units, contrasting worktops and inset sink with mixer tap, integrated electric oven and hob with extractor fan.

Plumbed for automatic washing machine. Wall mounted boiler.

FIRST FLOOR

BEDROOM ONE 10'2" x 9'10" max (3.1m x 3m max)

BEDROOM TWO 9'2" x 5'7" max (2.8m x 1.7m max)

BATHROOM

Three piece suite comprising WC, basin and bath with shower mixer tap and glazed shower screen. Chrome heated towel rail.

OUTSIDE

Garden area to front and side with further garden area to rear. Potential for off-street parking on Greenside subject to planning permission.

OTHER INFORMATION

Tenure: Freehold

Council Tax Band: A

EPC Rating: E

AML CHECKS

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.

SWIFT MOVE SALE

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

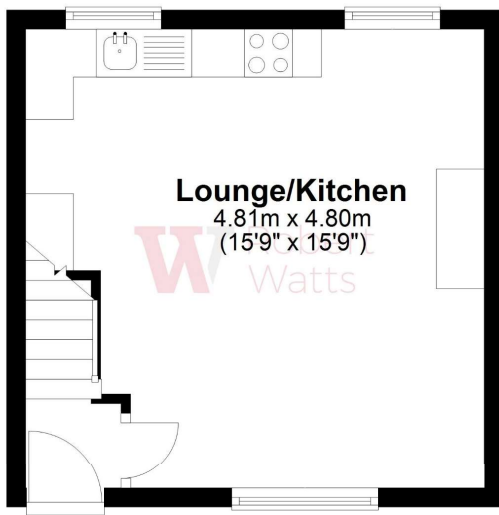
- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

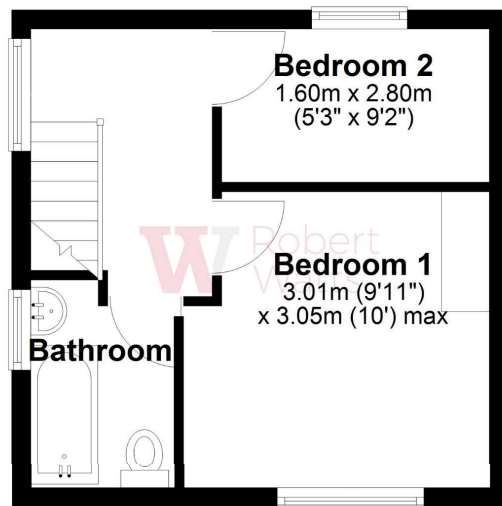
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		