



24 Walker Road, Oakenshaw, Bradford, West Yorkshire, BD12 7AL

Located in this lovely 'backwater location' with open aspect views to the rear, is this two bedroom semi detached house. Handily situated for the local park, schools, train station and the M62, it does require updating but is priced to sell and offers a GOOD SIZED FOOTPRINT and PLOT. Comprises hall, lounge, dining room, kitchen, two bedrooms and bathroom with garden to front, ample driveway parking and single detached garage. To the rear is a South facing long patio and lawned garden which offers potential to extend the house, subject to planning permission, with a further allotment area with a pleasant outlook overlooking the stream. Benefits from GCH, uPVC DG and sold with NO CHAIN.

Asking Price £200,000

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ENTRANCE HALL

LOUNGE 11'10" x 11'10" plus bay (3.6m x 3.6m plus bay)

Fireplace and living flame gas fire.

DINING ROOM 11'2" x 11'2" max (3.4m x 3.4m max)

Fireplace and living flame gas fire.

KITCHEN 11'2" x 3'11" max (3.4m x 1.2m max)

Wall and base units incorporating contrasting work top, sink and mixer tap. Gas cooker point and plumbing for auto washer. Useful pantry.

This area offers great potential to remove the partition wall to the dining room to create a more practical open planning dining kitchen, subject to building regulations.

FIRST FLOOR LANDING Useful storage cupboard.

BEDROOM ONE 12'2" x 10'2" (3.7m x 3.1m)

Having in built wardrobes.

BEDROOM TWO 11'2" x 9'6" (3.4m x 2.9m)

BATHROOM Three piece suite including bath, wc and sink. Cupboard housing modern boiler.

EXTERIOR The property benefits from lawned garden to the front and driveway parking leading to single garage which is larger than average and has power. Good sized, South facing rear garden comprising lawned area and patio. Further allotment area overlooking the stream with a lovely open outlook.

Tenure - Freehold

Council Tax Band - B

EPC Rating - D

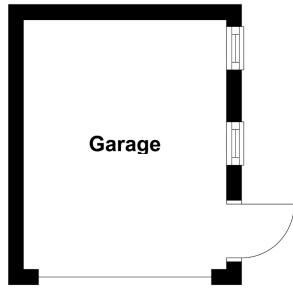
PLEASE NOTE The house is not registered with Land Registry as it has been in the same ownership for over 50 years so we cannot confirm full freehold Title until this is done as part of the sale.

If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

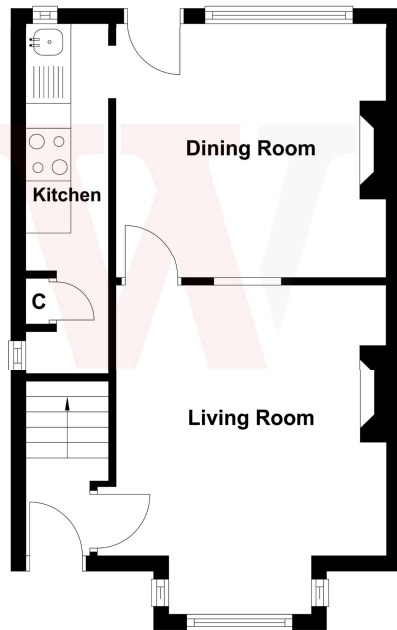
All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.

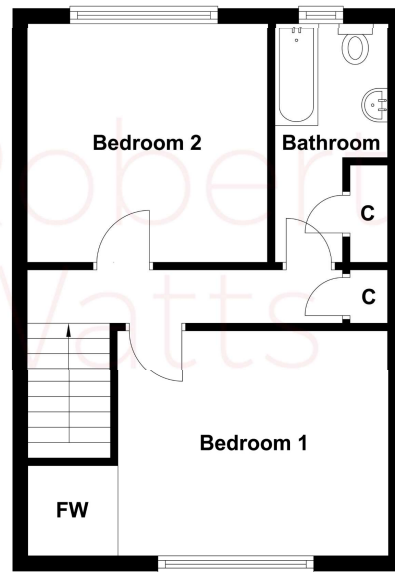




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		