



5 Fairview, Greenside, Oakenshaw, Bradford, BD12 7DN

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

Contact Cleckheaton Branch for further information.

This deceptively spacious detached home offers THREE GOOD SIZED BEDROOMS and is handily situated offering easy access to the local amenities including Low Moor station, well regarded 'Woodlands Primary School' and the M62 motorway network.

The house offers a MODERN SPECIFICATION finish throughout and makes a lovely FAMILY HOME. Comprises hall, lounge, modern dining kitchen diner, downstairs WC, three bedrooms, the master with modern en suite shower room as well as a family bathroom.

The property sits on a good-sized plot with a garden to the front with a driveway leading to the single detached garage with an enclosed low maintenance rear garden with decking and paved patio areas.
Benefiting from GCH & uPVC DG.

Asking Price £275,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f RWEstateAgents **T** @robertwatts_

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SWIFT MOVE PACKAGE

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.

ACCOMMODATION

HALLWAY

WC Comprising WC and basin.

LIVING ROOM 17'5" x 11'10" max (5.3m x 3.6m max)

Feature media wall and French doors to the garden.

KITCHEN DINER 17'5" x 10'6" max (5.3m x 3.2m max)

Modern wall and base cabinets with contrasting work surfaces and breakfast bar, 1.5 bowl sink and mixer tap, integrated electric oven and 4 ring gas hob with extractor over. Plumbed for automatic washing machine.

Dining area and rear entrance door. Pantry

BEDROOM ONE 11'10" x 10'6" (3.6m x 3.2m)

Master Bedroom leading to En Suite.

EN SUITE Contemporary three piece suite comprising: low flush WC, modern basin and walk-in fitted shower cubicle. Feature arched window.

BEDROOM THREE 8'6" x 6'11" (2.6m x 2.1m) Single bedroom.

BEDROOM TWO 10'6" x 10'6" max (3.2m x 3.2m max) Double bedroom with fitted robes.

HOUSE BATHROOM White three piece suite comprising: WC, pedestal basin and bath with shower mixer tap and glazed shower screen.

OUTSIDE Garage 16'9" (5.1) x 8'6" (2.6) max

Driveway parking leading to single detached garage. Enclosed lawned front garden. Rear enclosed garden with paved patio area and timber decking.

OTHER INFORMATION

Tenure: Freehold Council Tax Band: D EPC Rating: C

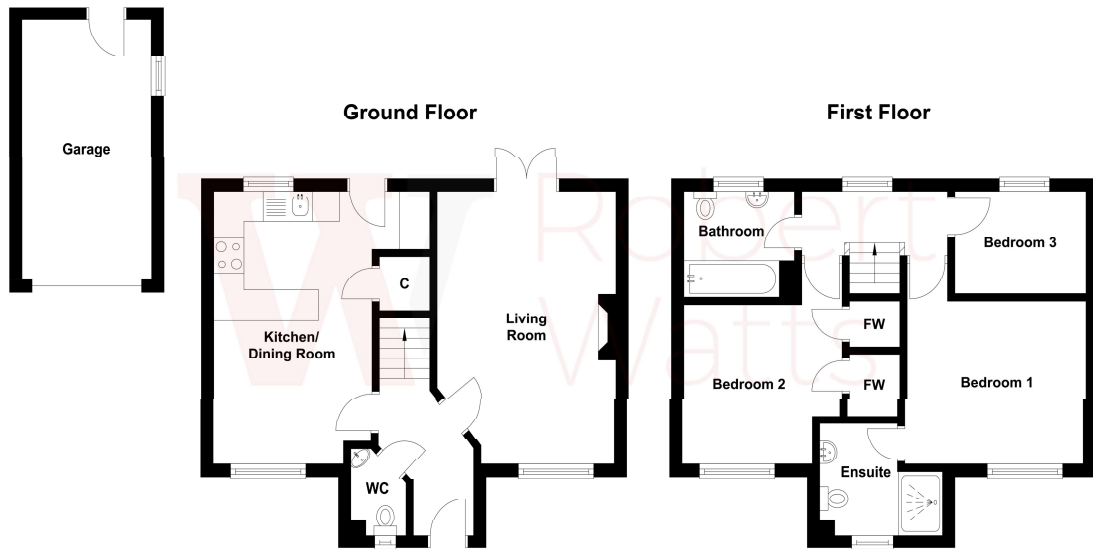
PLEASE NOTE

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		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		