



4 New Cross Street, Oakenshaw, Bradford, West Yorkshire, BD12 7EY

DELIGHTFUL, 'PICTURE POSTCARD' COTTAGE offering a quality finish throughout. Situated in the heart of popular Oakenshaw/Woodlands village close to the local park, well regarded primary school and Low Moor station, whilst still offering easy access to the M62.

This 'tucked away' thru-by-light terrace is ideal for FTB's or 'downsizers'. Offering a modern feel throughout it comprises of lounge with open plan kitchen, cellar, two bedrooms and bathroom and benefits from a small garden area, GCH & uPVC DG.

Asking Price £115,000

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ENTRANCE PORCH

LIVING ROOM 17'1" x 15'1" max (5.2m x 4.6m max)

Open plan Lounge/Kitchen area with feature fireplace and timber mantel.

KITCHEN AREA

Range of wall and base units with sink and mixer tap. Plumbed for automatic washing machine and storage cupboard.

BASEMENT CELLAR

BEDROOM ONE 12'10" (3.9) x 8'10" (2.7) plus robes

Fitted wardrobes.

BEDROOM TWO 7'10" x 7'3" max (2.4m x 2.2m max)

Bulkhead cupboard.

BATHROOM

Three piece suite comprising WC, vanity cabinet with inset sink, bath with shower over. Tiled walls and chrome wall mounted radiator.

OUTSIDE

Pleasant low maintenance gravelled cottage to the front.

OTHER INFORMATION

Tenure: Freehold

Council Tax Band: A

EPC Rating: D

PLEASE NOTE

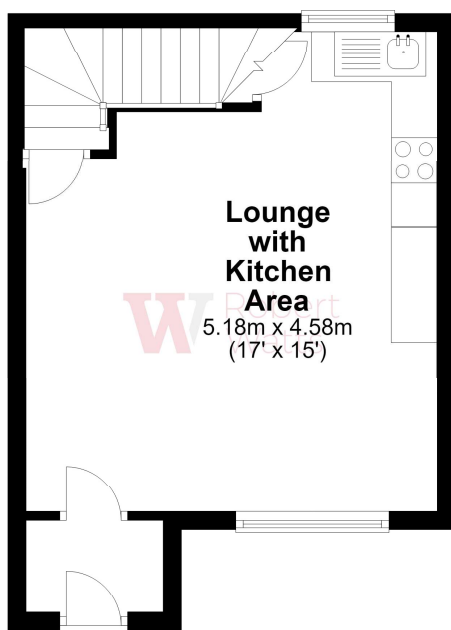
If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

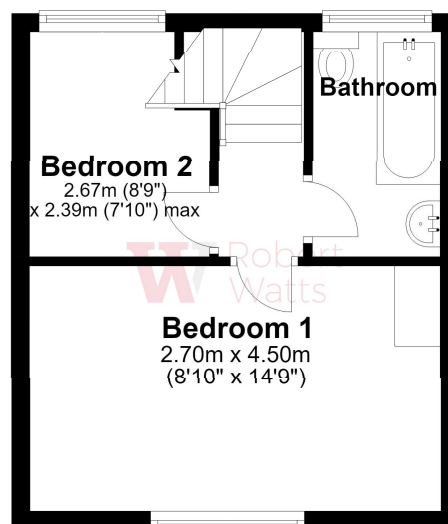
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		