



748 Cleckheaton Road, Oakenshaw, Bradford, West Yorkshire, BD12 7AT

* GREAT OPPORTUNITY FOR BUILDERS/DEVELOPERS & INVESTORS *

Substantial FOUR BEDROOM detached house situated in the much sought after location of Oakenshaw, close to the local amenities, schools and Low Moor train station. Set back from the main road on a good-sized plot, the house is a shell condition and we are unsure the exact extent of the works previously undertaken. There is evidence of modern uPVC DG and a partially fitted bathroom and ensuite along with a boiler and modern electrical work but the house now requires modernising. This would be a GREAT FAMILY HOME and comprises full height entrance hallway, lower ground floor lounge, dining kitchen, utility room, cloakroom, wc, four first floor bedrooms - master bedroom having en-suite shower room and a house bathroom. To the exterior there are generous gardens and a driveway providing off street parking.

Asking Price £245,000

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PLEASE NOTE The house would not be suitable for most lenders in its present condition and all electrics and gas systems have not been tested. We advise all interested parties to make their own investigations into the works required before proceeding.

ENTRANCE HALL Open height hall and galleried landing with pendant drop lights. Storage cupboard and wall mounted boiler.

GUEST WC Hand wash basin but no WC fitted.

LOUNGE/DINING AREA 23' x 18'1" max (7m x 5.5m max)
Fireplace and double doors leading to garden to side and rear.

KITCHEN 17'1" x 10'2" (5.2m x 3.1m)
Please note there are kitchen units and appliances stored in the lounge.

UTILITY ROOM 8'10" x 6'11" (2.7m x 2.1m)

BEDROOM ONE 16'5" x 13'1" max (5m x 4m max)

EN SUITE Three piece suite comprising glazed shower tray, wc and hand wash basin. Oversized tiling to walls and floor. Please note this is not fully fitted.

BEDROOM TWO 11'6" x 10'2" (3.5m x 3.1m)

BEDROOM THREE 10'2" x 10'2" (3.1m x 3.1m)

BEDROOM FOUR 9'10" x 8'10" (3m x 2.7m)

BATHROOM Four piece suite comprising bath, vanity sink, wc and shower cubicle. Tiling to walls and floor. Please note this is not fully fitted.

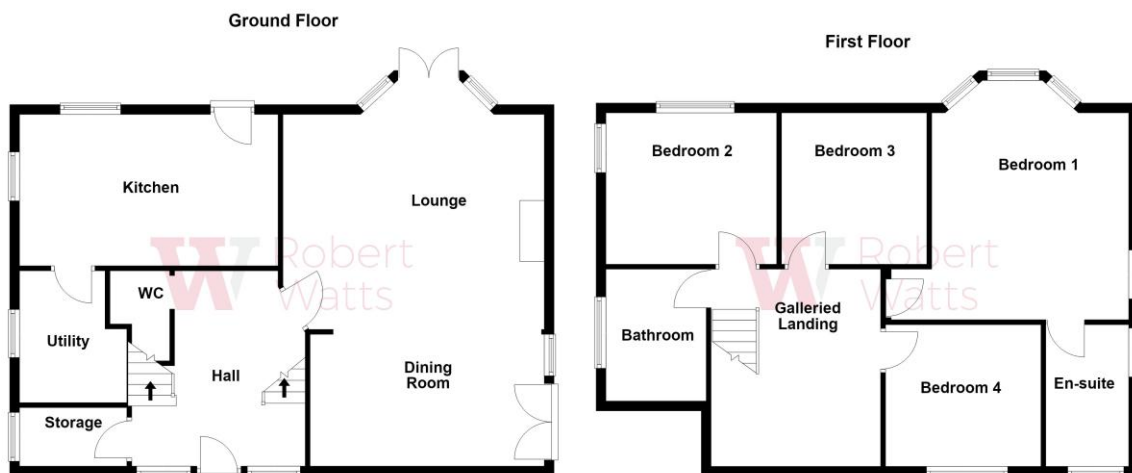
EXTERIOR The property is set back from the main road and accessed via a security gate leading to driveway parking to the front and a good sized lawned garden to the rear with patio area to the side.

OTHER INFORMATION 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		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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