



35 South Street, Oakenshaw, Bradford, West Yorkshire, BD12 7DJ

For Sale by Modern Auction - Subject to Guide Price & Reservation fee - Guide Price £240,000.00

A RARE OPPORTUNITY to purchase this WELL PRESENTED three/four bedroom detached house sold with planning permission for use as a REGISTERED CHILDREN'S HOME (C2 Use Class). Situated on this ever popular cul-de-sac, within minutes from J26 of the M62, Low Moor station, Victoria Park and the local schools. Offered with NO CHAIN and recently improved internally it benefits from a good sized footprint including an extra bedroom/office above the garage. Further comprises hall, WC, kitchen, lounge/diner, three first floor bedrooms & modern bathroom. Landscaped low maintenance paved garden to rear with double driveway parking to the front. Benefits from GCH, uPVC DG & alarm.

Guide Price £240,000

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ENTRANCE HALL

GUEST WC Having sink and wc. Travertine tiled floor and walls.

LOUNGE/DINER 19'8" x 13'5" max (6m x 4.1m max)

Spacious living area having open stair case. Fireplace and living flame gas fire. Double doors leading onto garden.

RECEPTON/BEDROOM FOUR 16'5" x 7'10" max (5m x 2.4m max)

Wall mounted boiler and perfect to use as a fourth bedroom or office/playroom.

KITCHEN 8'10" x 7'7" max (2.7m x 2.3m max)

Range of wall and base units incorporating worktop, sink and mixer tap. Integral electric oven, four ring gas hob plus extractor. Plumbing for both auto washer and dishwasher.

BEDROOM ONE 11'2" (3.4) x 9'6" (2.9) plus robes

Having fitted wardrobes.

BEDROOM TWO 11'2" x 6'7" (3.4m x 2m)

BEDROOM THREE 7'10" x 6'11" (2.4m x 2.1m)

BATHROOM Three piece suite comprising bath with shower over and glazed screen, hand wash basin and wc. Chrome heated towel rail and tiling to walls and floor.

EXTERIOR Low maintenance paved garden to the rear with recently installed fencing making it secure and private. Double driveway parking to the front and integral garage.

Tenure - Freehold

Council Tax Band - C

EPC Rating - D

PLEASE NOTE The property has planning under C2 Use Class to house up to two children.

The planning classification for residential institutions under the Town and Country Planning (Use Classes) Order 1987 (as amended). C2 covers use for the provision of residential accommodation and care to people in need of care, including children's homes, care homes, hospitals, and boarding schools.

A change from a dwelling house (C3) to a residential institution (C2) constitutes a material change of use requiring planning permission. Planning permission would be needed to convert back to (C3) dwelling house.

We advise all potential purchasers to make their own enquiries into this before proceeding.

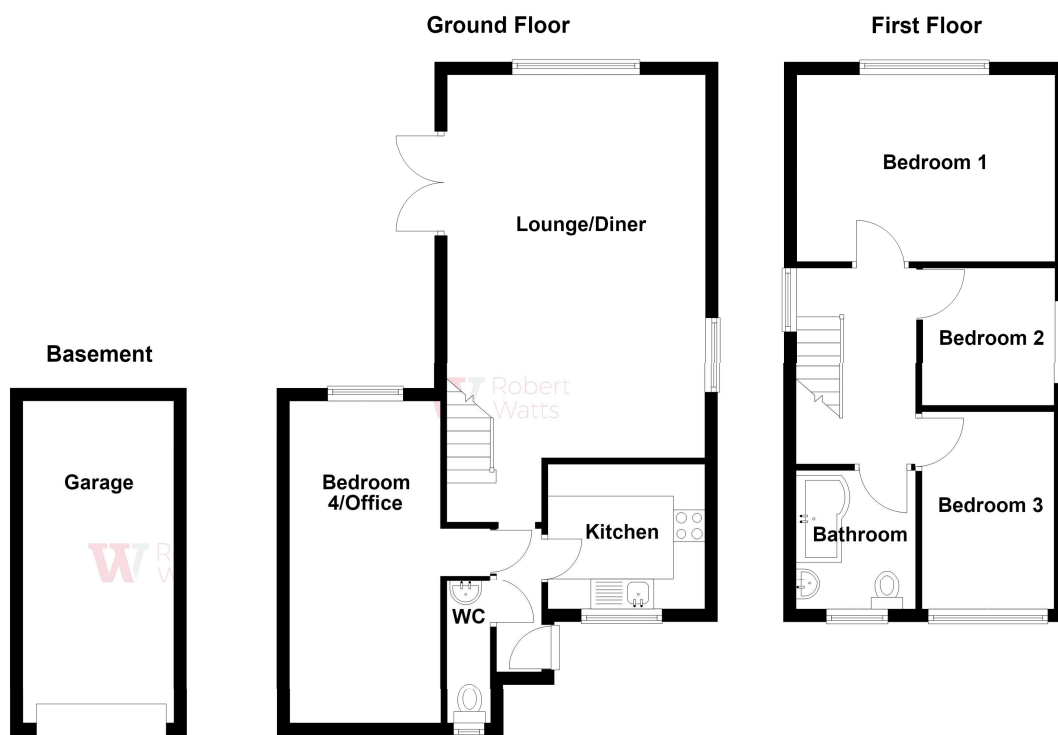
MODERN METHOD OF AUCTION Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc. VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

- Further information can be obtained from I Am Sold on 0191 300 2334.

OTHER INFORMATION 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		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		