



43 Oakdale Road, Wrose, Shipley, BD18 1PE

NO CHAIN – Family sized semi-detached occupying an enviable CORNER PLOT – in need of some updating, we feel this THREE BEDROOM, TWO RECEPTION room example offers new owners a real opportunity to make their own mark and add value – clear POTENTIAL TO EXTEND (subj to PP) The additional dormer room, drive, garage and mature gardens further add to the appeal here as does the ease of access for Wrose village and LOW ASH PRIMARY – contact Robert Watts to arrange YOUR VIEWING today.

£200,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f [RWEstateAgents](#) **t** [@robertwatts_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

43 Oakdale Road, Wrose, Shipley, BD18 1PE

PORCH Access to living room

LOUNGE 18'1" (5.5) max overall x 14'3" (4.34)

Open stair case to first floor - double doors lead to dining room

DINING ROOM 12'5" x 10' (3.78m x 3.05m)

KITCHEN 12'4" x 7'9" (3.76m x 2.36m)

Selection of wall and base units, worktops with stainless steel sink unit, plumbed for automatic washer

BEDROOM ONE 11'2" x 10'9" (3.4m x 3.28m)

Useful understairs store

BEDROOM TWO 12'7" x 11'5" (3.84m x 3.48m)

BEDROOM THREE 8'1" x 6'9" (2.46m x 2.06m)

Built in store closet

BATHROOM Three piece white suite with fitted over bath shower and screen, fully tiled walls

DORMER ROOM 10'9" x 11'9" (3.28m x 3.58m)

Access via fixed staircase and access to eaves store

BUILDING REGS N.B We advise all interested parties to clarify the position regarding building regulations and any relevant planning permissions with their legal representative prior to proceeding.

OUTSIDE Block paved drive to garage (with power), enviable corner plot and mature gardens

COUNCIL TAX Bradford

Band C

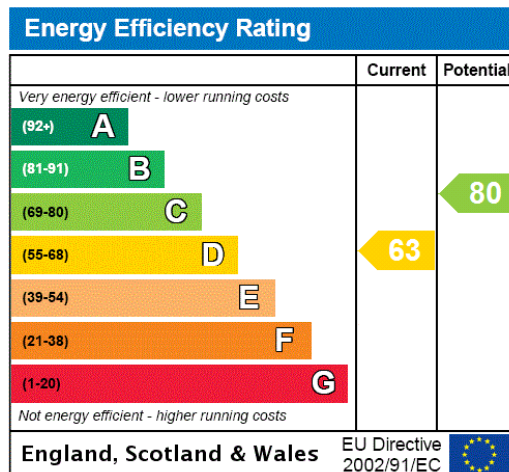
TENURE Freehold

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.





Total Area: 120.8 m² ... 1300 ft²
 All measurements are approximate and for display purposes only



T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk
 Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f RWEstateAgents @robertwatts_

arla | propertymark naea | propertymark