



9 Oakdale Grove, Wrose, Shipley, BD18 1NX

SHORT WALK TO Low Ash Primary and VILLAGE AMENITIES – WELL PRESENTED popular style of Semi-Detached currently providing TWO BEDROOM plus LOFT SPACE accommodation with EN-SUITE shower room to the main bedroom. This IMPRESSIVE example is further enhanced by 15FT KITCHEN DINER, CONSERVATORY, OFF ROAD PARKING and PLEASANT LOW MAINTENANCE GARDENS. Forming part of this understandably sought after part of Wrose, offering access to both Shipley and Bradford. Contact Robert Watts to arrange YOUR viewing today.

£200,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold**ENTRANCE PORCH** Leads to hall**LIVING ROOM 15'7" (4.75) x 12'1" (3.68) both max**

Wooden flooring

KITCHEN DINER 15'2" x 7'3" (4.62m x 2.2m)

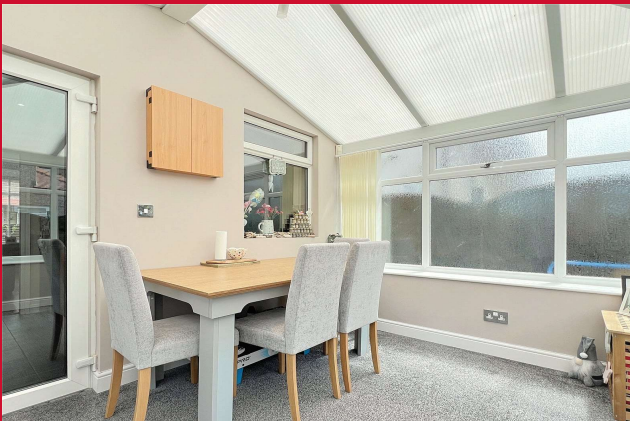
Selection of wall and base units, worktops, sink unit, built in oven, hob and extractor - plumbed for washing machine, tiled floor - useful understairs store

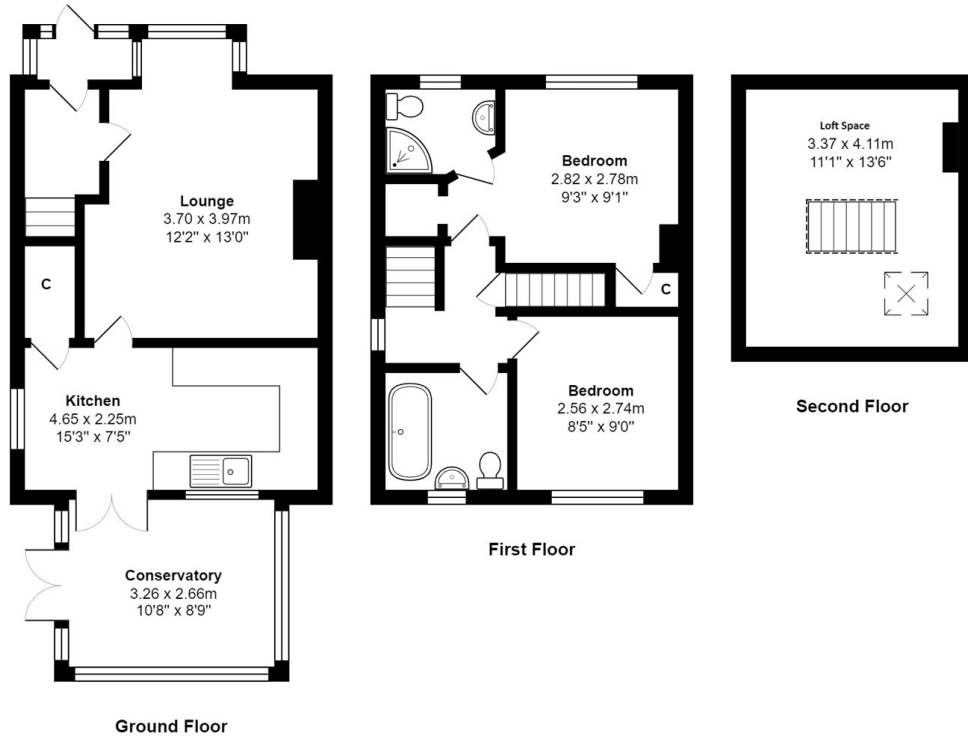
CONSERVATORY 12'4" x 9'4" (3.76m x 2.84m)**LANDING****BEDROOM 1 12'1" x 9'2" (3.68m x 2.8m)**

Store closet

EN-SUITE SHOWER ROOM Shower cubicle, WC and wash basin**BEDROOM 2 9' x 8'5" (2.74m x 2.57m)****LOFT SPACE** Access via fixed stair case**BATHROOM** Three piece modern white suite**OUTSIDE** Off road parking, pleasant enclosed low maintenance garden to rear and side

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: 84.9 m² ... 913 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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