



## 32 Oakdale Drive, Wrose, Shipley, BD18 1PD

SWIFTMOVE SALE- QUICKER COMPLETION:

SHORT WALK TO Low Ash Primary and VILLAGE AMENITIES – WELL PRESENTED popular style of Semi-Detached currently providing THREE BEDROOM plus LOFT SPACE family sized accommodation. This fine example is further enhanced by an IMPRESSIVE KITCHEN DINER IN EXCESS OF 24ft, INTEGRAL GARAGE, BLOCK PAVED DRIVE and PLEASANT 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.

**£240,000**

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**SWIFTMOVE** This property benefits from a Swiftmove legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £420 inc vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

**TENURE** Freehold

**COUNCIL TAX** Bradford  
Band C

**ENTRANCE HALLWAY**

**LOUNGE** 14'2" x 12'2" (4.32m x 3.7m)

**KITCHEN DINER** 12'8" x 24'8" max (3.86m x 7.52m max)  
Range of wall and base units, sink unit and Ground floor WC off

**FIRST FLOOR LANDING** Useful store closet

**BEDROOM ONE** 14'1" x 8'9" (4.3m x 2.67m)  
Fitted wardrobes

**BEDROOM TWO** 12'8" max x 11'4" (3.86m max x 3.45m)

**BEDROOM THREE** 8'2" x 6'8" (2.5m x 2.03m)

**ATTIC** 11'9" x 12'3" ave (3.58m x 3.73m ave)  
Access via fixed ladder, fully boarded with power and light

**BATHROOM** Three piece white suite with over bath shower and sink, fully tiled walls and tiled floor

**OUTSIDE** Block paved drive to integral garage and pleasant gardens front and rear

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: 132.6 m<sup>2</sup> ... 1427 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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