



4 Oakdale Road, Wrose, Shipley, BD18 1PE

SHORT WALK TO Low Ash Primary and VILLAGE AMENITIES – WELL PRESENTED popular style of Semi-Detached currently providing TWO BEDROOM accommodation. This fine example is further enhanced by 15FT KITCHEN DINER, USEFUL LOFT SPACE, DRIVE, GARAGE (restricted access) 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.

£180,000

4 Oakdale Road, Wrose, Shipley, BD18 1PE

COUNCIL TAX Bradford

Band B

TENURE Freehold

PORCH

LOUNGE 15'4" (max) x 12'1" (4.67m (max) x 3.68m)

KITCHEN 15'3" x 7'4" (4.65m x 2.24m)

Selection of wall and base units, oven, hob and extractor. Understair store. Plumbed for auto-washer

BEDROM ONE 11'7" (3.53) x 10'6" (3.2) (plus robes)

Built in wardrobes

BEDROOM TWO 9'2" x 8'6" (2.8m x 2.6m)

Loft access

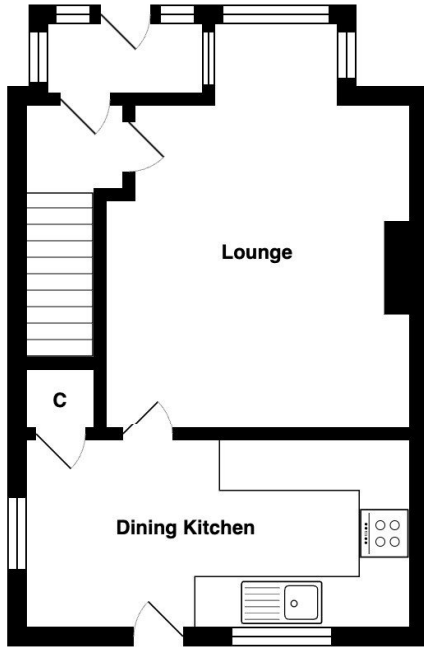
LOFT SPACE Access via pull down ladder. Power and light.

BATHROOM Three piece suite. Tiled walls

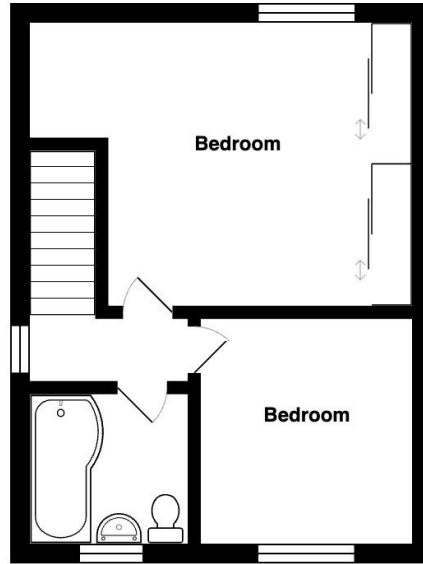
OUTSIDE Drive, Garage with power and light (restricted access). Garden front and rear

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.





First Floor



Second Floor

Total Area: 62.6 m² ... 674 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		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(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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