



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

NO CHAIN – Popular style of semi-detached forming part of this keenly sought after part of Wrose. Having been in the same family ownership for many decades this EXTENDED example is ready for its next chapter with YOU! Currently providing THREE BEDROOM, TWO RECEPTION ROOM accommodation which is further enhanced by a dormer room on the second floor, garage (no vehicle access) and pleasant gardens. Within walking distance of LOW ASH PRIMARY and local amenities, handy for access to both SHIPLEY and BRADFORD

**£185,000**

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**PROBATE SALE** Please note this property is subject to a grant of probate, exchange of contracts can't take place until the grant of probate has been issued. Please contact your Solicitor or our office for further details.

**ENTRANCE PORCH** Leads to hall

**LIVING ROOM 14'8" x 13'2" (4.47m x 4.01m)**

**EXTENDED DINING ROOM 17'1" x 10' max (5.2m x 3.05m max)**

**KITCHEN 8'2" x 5'9" (2.5m x 1.75m)**

Selection of wall and base units, work tops, sink unit

**SIDE PORCH 8'3" x 3' (2.51m x 0.91m)**

**LANDING**

**BEDROOM 1 10'2" x 10'1" (3.1m x 3.07m)**

Useful understairs store

**BEDROOM 2 10'6" (3.2) x 8'1" (2.46) plus robes**

Built in wardrobes

**BEDROOM 3 7'6" x 6'1" (2.29m x 1.85m)**

**BATHROOM** Three piece suite

**DORMER 8'9" x 5'4" (2.67m x 1.63m)**

**OUTSIDE** Drive, garage (no vehicle access) pleasant gardens front and rear

**PLANNING / BUILDING REGULATIONS** We are unable to establish if any planning permissions were either required, sought or obtained for alterations including the dining room extension and the addition of the dormer room. Please check this with your Solicitor

**BUYER INFORMATION** 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.

**COUNCIL TAX Bradford**

Band B

**TENURE** We are unable to confirm the tenure as this property is unregistered, please check this with your Solicitor

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             |         | 78 C      |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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