



57 Oakdale Drive, Wrose, Shipley, BD18 1PD

A SHORT WALK TO Low Ash Primary School and VILLAGE AMENITIES – WELL PRESENTED larger style Semi-Detached house currently providing THREE BEDROOMS, TWO RECEPTION ROOMS family size accommodation. This fine example is further enhanced by: Good size rear garden with 3 patio areas, conservatory, driveway, garage, boiler installed in 2025. 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.

Offers in Excess of £250,000

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ENTRANCE HALL

LIVING ROOM 13'8" (4.17) plus bay x 12'3" (3.73)

DINING ROOM 12'4" x 9'9" (3.76m x 2.97m)

CONSERVATORY 12'7" x 10'1" (3.84m x 3.07m)

KITCHEN 12'5" x 7'9" (3.78m x 2.36m)

Selection of wall and base units, worktops, sink unit, built in double oven, separate hob and extractor, plumbed for washing machine and dishwasher - useful store pantry

LANDING Access to part boarded loft, closet housing boiler

BEDROOM 1 16' max x 9' (4.88m max x 2.74m)

BEDROOM 2 12'5" x 11'5" (3.78m x 3.48m)

BEDROOM 3 8'6" x 6'8" (2.6m x 2.03m)

Good size third bedroom

SHOWER ROOM Shower cubicle, wash basin and WC - fully marble tiled walls

OUTSIDE Larger than average, well kept mature garden to rear, garden to front, driveway to garage with power, light and inspection pit

COUNCIL TAX Bradford

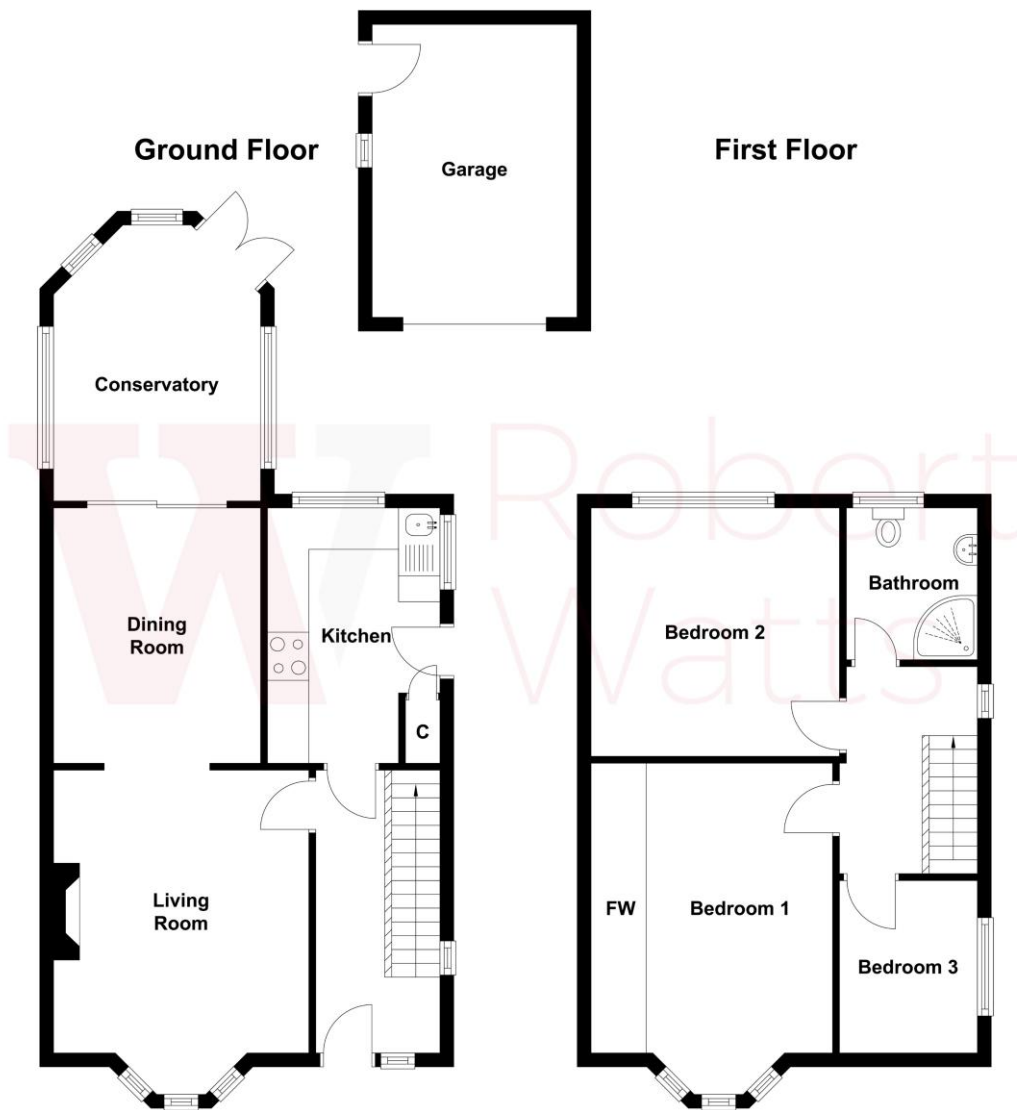
Band C

TENURE Freehold

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.

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		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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