



3 Oakdale Drive, Shipley, BD18 1PD

Within walking distance of Low Ash Primary and many local amenities. Well placed for travel to both Shipley and Bradford. EXTENDED SEMI-DETACHED, forming part of this most favoured locality. We feel this TWO BEDROOM (plus useful loft space) property will make a lovely home for a variety of buyers. A detailed inspection is essential to fully appreciate the accommodation on offer. Contact Robert Watts to arrange YOUR viewing today.

£179,000

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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 Freehold

ENTRANCE HALL

LIVING ROOM 15'1" (4.6) x 12'1" (3.68) both max

EXTENDED KITCHEN 15'3" x 11'7" (4.65m x 3.53m)

Range of wall and base units, work tops, sink unit, built in oven and hob, plumbed for washing machine, useful understair store

LANDING

BEDROOM 1 13'3" (4.04) x 9'5" (2.87) plus stair head

with two windows - fitted wardrobes, stair head store

BEDROOM 2 8'7" x 8'5" (2.62m x 2.57m)

BATHROOM Three piece suite, over bath shower and screen

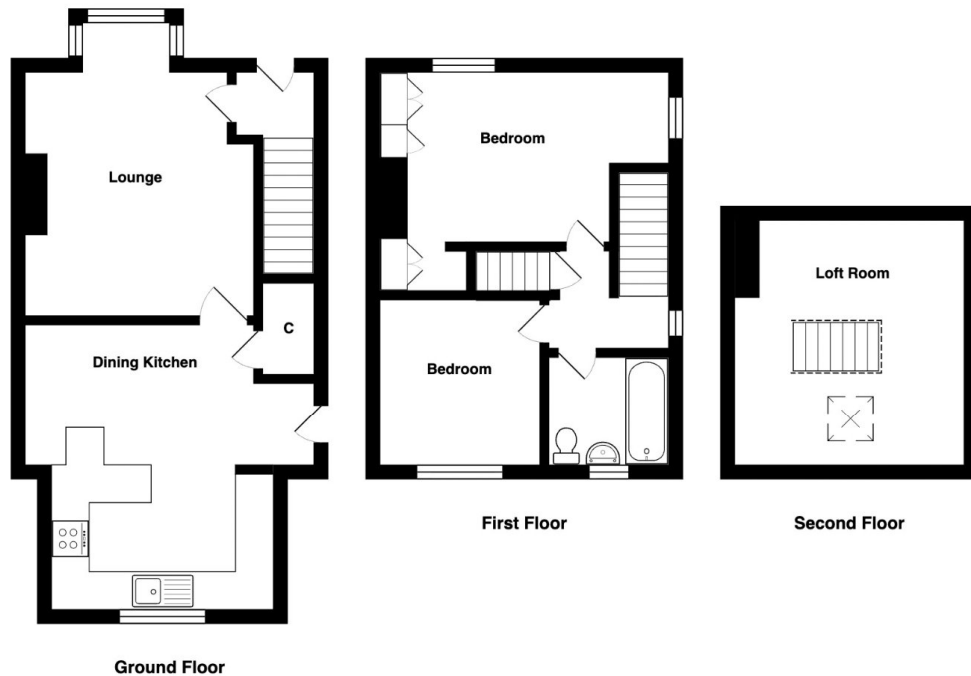
LOFT ROOM 7'6" (2.29) x 8'1" (2.46) both approx

Access via fixed stair case with velux window

OUTSIDE Gardens to front and rear, drive to garage (with power and light)

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: 83.2 m² ... 896 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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