



6 Oakdale Road, Wrose, Shipley, BD18 1PE

To be sold with tenant in-situ.... currently let to long term tenant @ £650PCM.. 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 an extended KITCHEN DINER, DRIVE, GARAGE 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.

£160,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold**ENTRANCE PORCH** Leads to hall**LIVING ROOM** 13'1" plus bay x 12'1" (4m plus bay x 3.68m)**EXTENDED KITCHEN** 15'3" (4.65) x 7'4" (2.24) and 10'1" (3.07) x 7'6" (2.29)

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor, plumbed for washing machine - useful understairs store

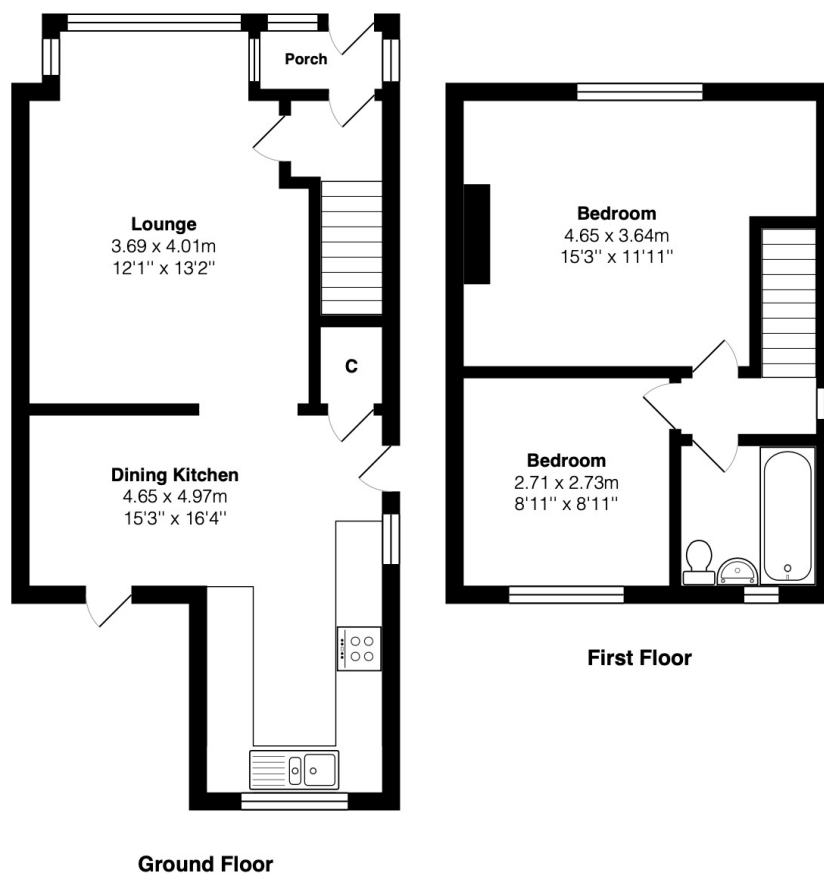
LANDING Access to loft space**BEDROOM 1** 15'4" max x 11'8" (4.67m max x 3.56m)**BEDROOM 2** 9'1"x 8'9" (2.77mx 2.67m)**BATHROOM** Three piece white suite, tiled floor, part tiled walls**OUTSIDE** Drive to garage, pleasant gardens front and rear

TENANCY INFORMATION We are advised the current tenant has been in residence for around 10 years and currently pays £650 PCM with no arrears or late payments

BUYER INFORMATION Please note 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.





Total Area: 69.9 m² ... 752 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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