



8 Teasel Close, Oakenshaw, BD12 7DH

WELL PRESENTED, three bedroom detached house situated on this popular residential development. Handily situated for the local amenities and schools as well as Victoria Park, this is a super FAMILY HOME and sits on a good sized plot. Sold with NO CHAIN it comprises hall, WC, two reception rooms, kitchen, conservatory, three bedrooms and family bathroom. Benefitting from ample driveway parking and caravan storage with detached garage and pleasant lawned garden with paved patio to the rear and long driveway for off street parking and garage with pleasant low maintenance gardens to the front and rear. Benefits from GCH, uPVC DG & alarm.

Asking Price £250,000

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ENTRANCE HALL

GUEST WC Vanity sink and wc. Tiling to walls and floor.

LOUNGE 16'5" (5) x 15'1" (4.6) max including bay

Open staircase and under stairs storage.

DINING ROOM 10'10" x 7'7" (3.3m x 2.3m)

Having double doors to ...

CONSERVATORY 10'2" x 8'2" (3.1m x 2.5m)

Air conditioning unit.

KITCHEN 10'6" x 8'6" max (3.2m x 2.6m max)

Range of wall and base units incorporating granite work top, sink and mixer tap. Integral double electric oven, four ring gas hob plus extractor. Plumbing for auto washer. Pantry housing wall mounted boiler and door to side.

FIRST FLOOR LANDING Useful storage cupboard.

BEDROOM ONE 12'10" x 9'6" max (3.9m x 2.9m max)

Having fitted wardrobes, dressing table and bed head cupboards.

BEDROOM TWO 11'2" (3.4) x 9'6" (2.9) plus robes

Fitted wardrobes and bed head cupboard.

BEDROOM THREE 9'6" x 6'6" max (2.9m x 1.98m max)

Having fitted wardrobes.

BATHROOM Three piece suite comprising glazed shower cubicle with jet and sauna function, vanity sink and wc. Chrome heated towel rail.

EXTERIOR The property occupies a good sized plot with long paved driveway for ample parking to the side leading to garage measuring approx 17'9 x 8'8 (5.4m x 2.6m) with power.

Caravan/motorhome storage to the side and gravelled garden area to the front. Pleasant low maintenance paved garden to the rear.

Tenure - Freehold

Council Tax Band - C

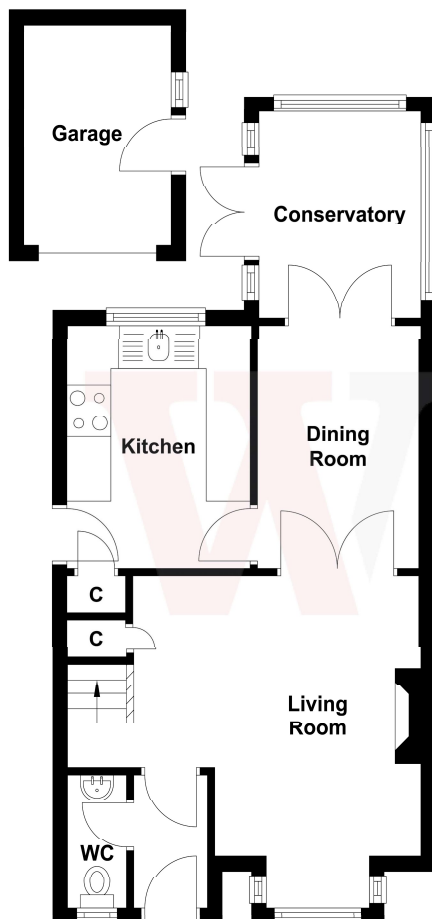
EPC Rating - C

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.

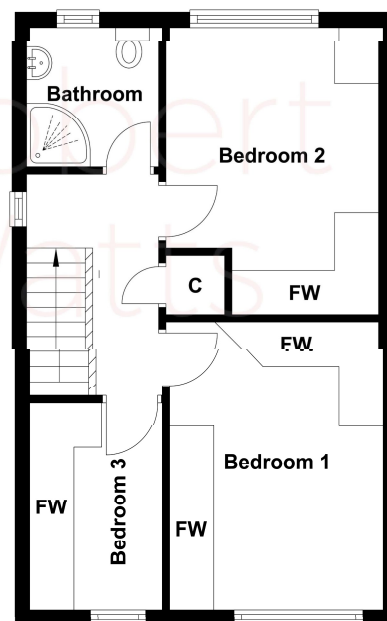
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		