



## 683 Bradford Road, Oakenshaw, Bradford, BD12 7DT

**\*\* SUPERB FIRST TIME PURCHASE \*\* PERIOD STYLE THROUGH TERRACED PROPERTY \*\***

Viewing is strongly advised for this WELL PRESENTED THROUGHOUT through terraced house with some lovely period features throughout. High Ceilings, traditional coving and benefitting further from NEW KITCHEN, decorate and carpeted throughout GCH and DG. Good size lounge, TWO BEDROOMS and FOUR PIECE BATHROOM PLUS gardens to front and rear. Situated within this sought after village of Oakenshaw, ideal for many local amenities, walks and on the doorstep for commute via Chainbar J26/M62.

**£110,000**

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## **FURTHER INFORMATION**

Council Tax - Band A

Tenure - Freehold

**ENTRANCE** Direct into the lounge

### **LOUNGE 15'8" x 14'8" (4.78m x 4.47m)**

Good size reception room with living flame gas fire inset into the chimney breast.

### **KITCHEN 12'9" x 5'11" (3.89m x 1.8m)**

Newly fitted kitchen with a selection of wall and base units, worktops, sink and drainer, plumbing for washer, oven hob and extractor. Door leading to keeping cellar

## **FIRST FLOOR**

Landing area with useful cupboard

### **BEDROOM ONE 15'2" x 9'10" (4.62m x 3m)**

### **BEDROOM TWO 12'2" x 6'5" (3.7m x 1.96m)**

## **BATHROOM**

Good size bathroom with panelled bath, corner shower cubicle, sink and w/c

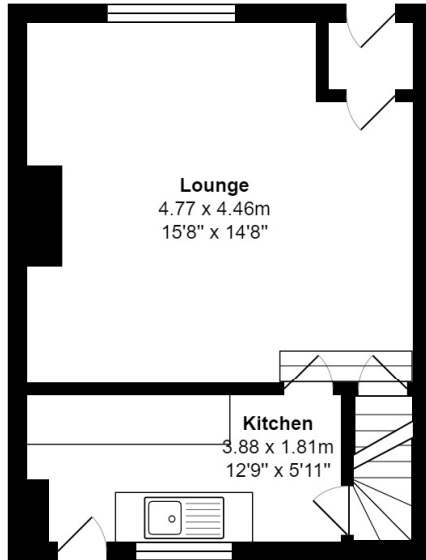
## **OUTSIDE**

Gardens to the front. Rear garden mainly block paved with paved seating area

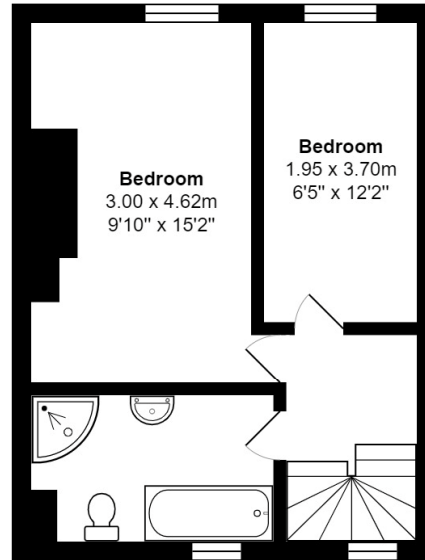
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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

Total Area: 61.3 m<sup>2</sup> ... 660 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	