



1 Appleton Close, Oakenshaw, Bradford, BD12 7BQ

**** BRILLIANT FAMILY HOME ** WELL PRESENTED THROUGHOUT **** Viewing is strongly advised for this SPACIOUS end town house situated within this sought after location of Oakenshaw, BD12. Well placed for many amenities, schools, Low Moor train station, motorway links and pleasant family walks to Toad Holes Beck & Raw Nook Nature Reserve. Briefly comprising: Entrance hall with cloakroom, lounge, modern dining kitchen leading through to the conservatory. THREE good size bedrooms and family bathroom. Benefitting further from GCH DG, lawned gardens to the front, enclosed gardens to side and rear, GARAGE and parking.

£190,000

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ENTRANCE HALL

CLOAKROOM

Sink and W.C

LOUNGE 16'6" x 15'8" max (5.03m x 4.78m max)

Tastefully decorated with feature fireplace and open stairs leading to first floor

DINING KITCHEN 16'6" x 10'4" (5.03m x 3.15m)

Stunning dining kitchen with an array of wall and base units finished in white. Double eye level oven with separate five ring gas hob and extractor. Integrated washer, worktops with sink and drainer. Patio doors leading through to the conservatory

CONSERVATORY 12' x 8'1" (3.66m x 2.46m)

A great addition with replacement roof and doors leading out to the rear garden

FIRST FLOOR

Landing area with store cupboard

BEDROOM ONE 9'10" x 14'4" (3m x 4.37m)

BEDROOM TWO 13'8" x 9'10" (4.17m x 3m)

BEDROOM THREE 7'6" x 7'3" (2.29m x 2.2m)

Cupboard over stairs

BATHROOM

Modern bathroom with bath, W.C and vanity style sink. Heated towel radiator

OUTSIDE

Open aspect with lawned gardens to the front. Area to the side and enclosed paved garden with bedding areas to the rear. Garage within a block

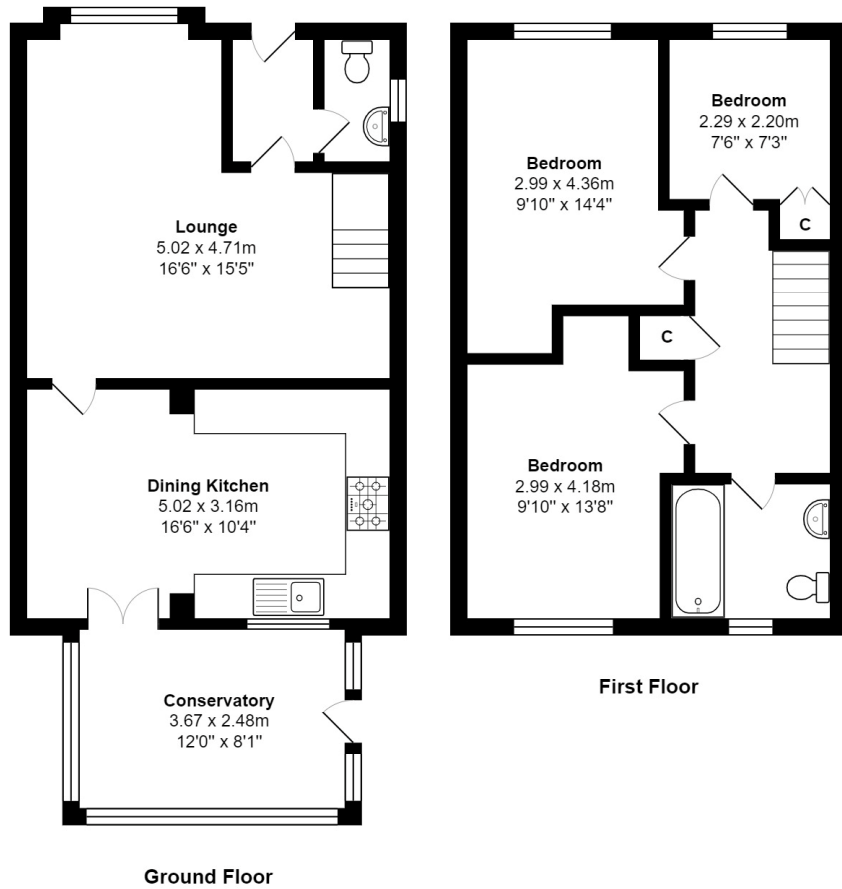
FURTHER INFORMATION

Council Tax - Band B

Tenure - Freehold

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: 90.7 m² ... 976 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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