



2 Kitchener Street, Oakenshaw, Bradford, BD12 7DE

**** QUALITY REFURBISHMENT THROUGHOUT ** GREAT PURCHASE FOR THOSE LOOKING TO STEP ON THE HOUSING LADDER **** Step inside this lovely END TERRACED HOUSE briefly comprising: good size lounge, quality fitted kitchen with granite worktops and keeping a keeping cellar. TWO BEDROOMS and modern bathroom to the first floor. Situated within this increasingly popular part of Oakenshaw which is ideal for many amenities, Low Moor train station, M62 J26 chainbar links and walks through Victoria Park. Benefitting further from plumbing to include new boiler and electrics throughout.

£110,000

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ENTRANCE

Direct access into lounge

LOUNGE 13'4" x 14'7" (4.06m x 4.45m)

Open stairs to first floor

CELLAR

Keeping cellar

KITCHEN 12' x 4'6" (3.66m x 1.37m)

Selection of wall and base units. Oven, hob and extractor. Granite worktops with matching splash back. Plumbing for washer

LANDING

Access to the loft

BEDROOM ONE 9'4" x 9'8" (2.84m x 2.95m)

Granite window ledges

BEDROOM TWO 8'7" x 8'9" (2.62m x 2.67m)

Two windows

BATHROOM

Double ended bath, vanity style sink and W.C

OUTSIDE

Fore garden

FURTHER INFORMATION

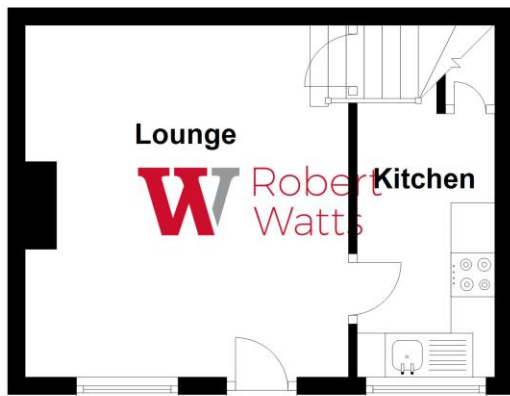
Council Tax - Band A

Tenure - Freehold

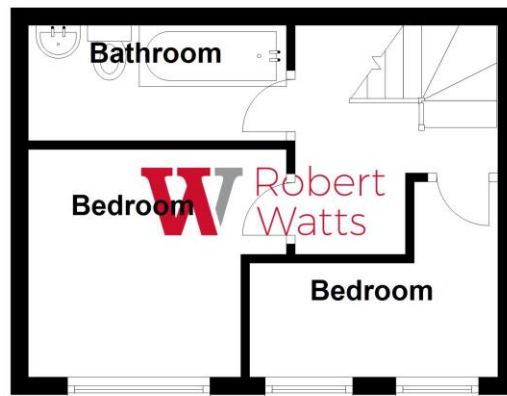
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Ground Floor



First Floor



Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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