



709 Cleckheaton Road, Oakenshaw, Bradford, BD12 7BB

**** STONE BUILT THROUGH TERRACED ** IDEAL FOR AMENITIES **** Situated within this increasingly popular part of BD12, Low Moor/Oakenshaw boarder, is this spacious Inner through terraced which briefly comprises: lounge, kitchen and basement, THREE BEDROOMS and bathroom. We feel this will appeal to First Time buyers and those looking for a buy to let opportunity. Well placed for motorway links, Low Moor train station, Victoria Park and walks through the nature reserve. VIEWING ADVISED.

EPC RATING D.

Lounge 15'5 x 14'7 / Kitchen 5'9 x 12'9 / Bedroom One 11'11 max into alcove x 13'6 / Bedroom Two 9'7 x 9'2 / Bedroom Three 10'5 max with stair head x 5'9

£120,000

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ENTRANCE HALL

LOUNGE 15'8" x 14'7" (4.78m x 4.45m)

Feature fireplace

KITCHEN 5'9" x 12'9" (1.75m x 3.89m)

Selection of wall and base units. Worktops, sink and drainer. Cooker point and plumbing for washer

REAR HALL Access to the basement

BEDROOM ONE 11'11" (3.63) max into alcoves x 13'6" (4.11)

Fitted wardrobes into alcove

BEDROOM TWO 9'7" x 9'2" (2.92m x 2.8m)

BEDROOM THREE 10'5" (3.18) max with stair head x 5'9" (1.75)

BATHROOM

Three piece white suite

OUTSIDE

Yard to the front and rear garden area

BUYER DISCLAIMER

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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