



## **776 Cleckheaton Road, Oakenshaw, Bradford, BD12 7AB**

**\*\* OFFERED WITH NO CHAIN \*\* SET BACK FROM THE ROAD \*\* POPULAR RESIDENTIAL AREA WITH GREAT COMMUTOR LINKS \*\*** Viewing is strongly advised for this spacious DORMER STYLE SEMI DETACHED which is in need of cosmetic improvements/updating throughout. Currently providing THREE BEDROOMS, TWO WASH FACILITIES PLUS CONSERVATORY, there is plenty of outside space with gardens to three sides and GARAGE which offers scope for extension opportunities (subject to permissions). We feel this would make an ideal family home. Close to many amenities, walks through the nature reserve and Victoria Park, whilst positioned close to the motorway networks and Low Moor train station.

**VIEWING IS STRONGLY ADVISED**

**Asking Price £180,000**

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**ENTRANCE** Side entrance hall with open stairs leading to the first floor

**LOUNGE 17' x 14'2" (5.18m x 4.32m)**

Good size reception room with bay window

**KITCHEN 11' x 11'10" (3.35m x 3.6m)**

Fitted kitchen with a selection of wall and base units, worktops, sink and drainer. Plumbing for washer, oven, hob and extractor. Useful store cupboard and access to the conservatory

**CONSERVATORY 10'3" x 8'6" (3.12m x 2.6m)**

A great addition with doors leading out onto the rear garden

**BATHROOM** Three piece coloured suite

**FIRST FLOOR** Landing area with loft storage

**BEDROOM ONE 17' x 9'8" (5.18m x 2.95m)**

With en-suite facilities

**EN-SUITE** Shower cubicle, sink & W.C

**BEDROOM TWO 12'9" (3.89) x 8'3" (2.51) max overall**

**BEDROOM THREE 8'3" x 6'9" (2.51m x 2.06m)**

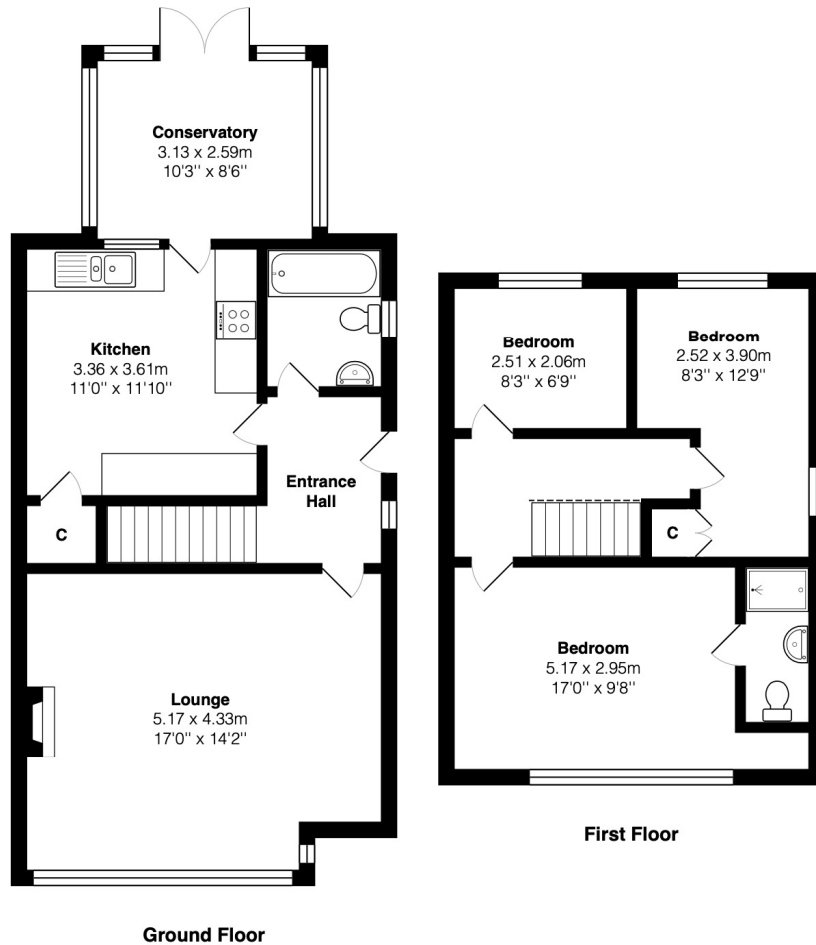
**OUTSIDE** Lawned gardens to the front with bedding borders. Paved seating area to the side with garden shed. Pleasant lawned gardens to the rear with access to the DETACHED GARAGE

**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.

**PROBATE DISCLAIMER** The property is being sold via probate therefore some information may be limited.

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: 91.3 m<sup>2</sup> ... 982 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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