



16A, Mill Carr Hill Road, Oakenshaw, Bradford, BD12 7EZ

**** SUPERB FOR FIRST TIME PURCHASE/LOOKING TO DOWNSIDE/PROFESSIONAL PERSON ** OFFERED WITH NO CHAIN ** SOUGHT AFTER AREA 'WOODLANDS' WITHIN OAKENSHAW ** AFFORDABLE HOME**

Boasting lots of character and charm this stone built end terrace simple must be viewed to be appreciated.

Good size lounge which leads down to a vaulted cellar kitchen. Large double bedroom and house bathroom complete the first floor. Externally the front allows off road parking and garden space.

Overlooking the green with access to many of the rural walks by the beck YET on the doorstep for commute via the Motorway Network M606/M62.

Asking Price £115,000

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LIVING ROOM 17' x 16' max (5.18m x 4.88m max)

Lovely inviting room with mullion windows, exposed beams and open stairs to first floor. Stunning stone feature open fireplace. Useful store cupboard.

LOWER GROUND FLOOR

KITCHEN 9'10" x 8' (3m x 2.44m)

Impressive vaulted cellar which has been converted to the kitchen. Exposed stone, wall units with oven and hob, sink and drainer. Space for under counter appliances.

UTILITY ROOM 6' x 2' (1.83m x 0.6m)

Plumbing for washer and space for dryer

FIRST FLOOR

BEDROOM 16' x 9' (4.88m x 2.74m)

Good size master bedroom with pleasant outlook.

BATHROOM 7' x 6'10" (2.13m x 2.08m)

Three piece suite with corner bath , shower over, sink and w/c

OUTSIDE

Crazy paved area to the front which can provide off road parking and garden area.

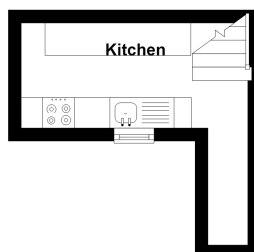
BUYER DISCLAIMER

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.

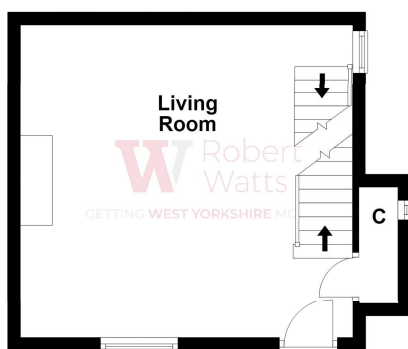
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



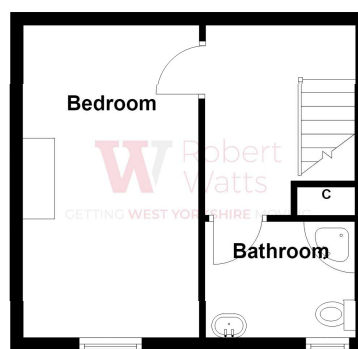
Basement



Ground Floor



First Floor



16A Mill Carr Hill Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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