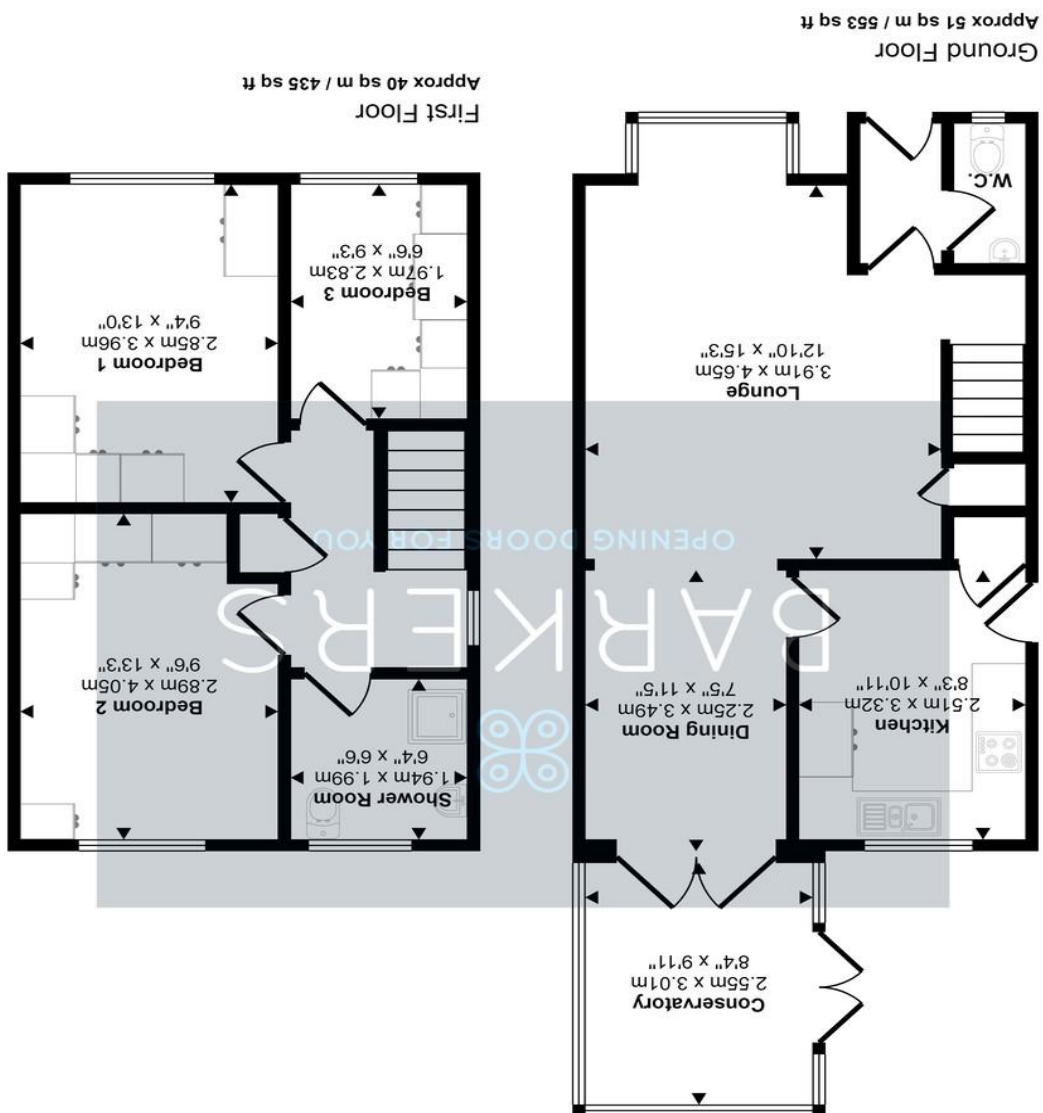


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		64 D	80 C

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

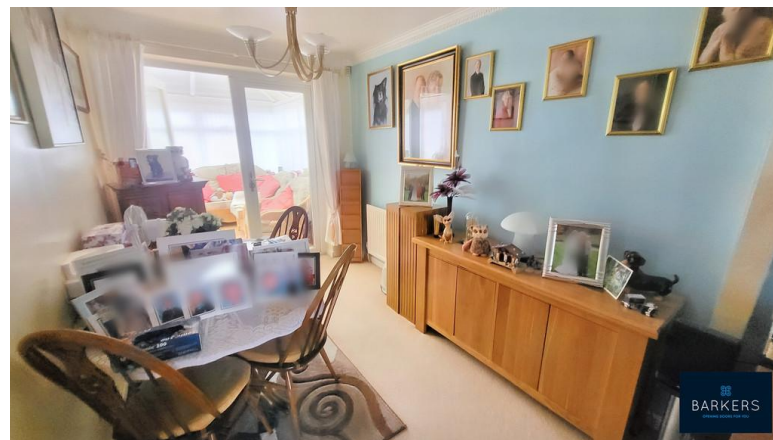


8 Teasel Close

Oakenshaw, Bradford, BD12 7DH

Asking Price Of £264,999

- DETACHED PROPERTY
- LOUNGE
- DINING ROOM
- KITCHEN
- CONSERVATORY
- THREE BEDROOMS
- LARGE DRIVEWAY
- SINGLE GARAGE



Full Description

DESCRIPTION

We are pleased to offer for sale this three bedroomed detached property with uPVC double glazing and gas fired central heating. Situated in a modern development with access to local amenities, M62 motorway network and local schools. The accommodation comprises: lounge, kitchen, dining room, conservatory, three bedrooms, house bathroom, large block paved driveway to the front leading to a single garage with lawned gardens, to the rear of the property is a low maintenance private paved garden with seating area.

ENTRANCE HALL

Part glazed front door leading into the entrance hall with doors leading off into the lounge, cloaks/WC with stairs to the first floor.

CLOAKS/WC

Fitted with two piece suite comprising low flush WC, inset hand wash basin with vanity unit, part tiled walls, tiled flooring.

LOUNGE

12' 10" x 15' 3" (3.91m x 4.65m)

Stairs leading to the first floor, bay window, archway leading into the dining room, useful understairs storage cupboard.

DINING ROOM

7' 5" x 11' 5" (2.26m x 3.48m)

Door to kitchen, French doors leading into conservatory.

CONSERVATORY

8' 4" x 9' 11" (2.54m x 3.02m)

French doors leading out into the rear garden, laminate flooring.

KITCHEN

8' 3" x 10' 11" (2.51m x 3.33m)

Fitted with wall and base units, complementary granite work surfaces, pull out storage unit, electric double oven, gas hob, space for fridge/freezer, plumbing for washing machine, inset one and half bowl sink with mixer tap, part tiled walls, tiled flooring, useful pantry, door to side elevation.

LANDING

Stairs leading to the first floor landing with doors leading off to three bedrooms, house bathroom.

BEDROOM ONE

9' 4" x 13' 0" (2.84m x 3.96m)

Double bedroom with fitted Sharps wardrobes, drawers, bedside tables and over head cupboards.

BEDROOM TWO

9' 6" x 13' 3" (2.9m x 4.04m)

Double bedroom with fitted wardrobes, overhead cupboards and bedside tables.

BEDROOM THREE

6' 6" x 9' 3" (1.98m x 2.82m)

Single bedroom with fitted wardrobes.



SHOWER ROOM

6' 4" x 6' 6" (1.93m x 1.98m)

Fitted with three piece suite comprising low flush WC, inset hand wash basin with vanity unit, electric shower/sauna with foot spa and radio, illuminated mirror, chrome towel rail, radiator, tiled walls and flooring, ceiling spotlights.

EXTERIOR

Large driveway to the front for several vehicle leading to a single garage with a large low maintenance gravelled area with borders and shrubs, to the rear of the property is a large paved garden with a seating area ideal for outside entertaining.

DIRECTIONS

From our Birkenshaw office head south east on Old Lane towards Royd Walk then turn right onto Whitehall Road/A58 at Chain Bar roundabout take the fourth exit onto Bradford Road, continue onto Cleckheaton Road then left onto New Works Road the left towards Wooller Road then right onto Wooller Road where the property will be found on your left.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

