



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

Strictly by appointment through WW Estates
 01274 693737
 wibsey@wwestateagents.com

Directions

See mapping.



Oakdale Avenue, Bradford, BD6 1RP
Offers Over £260,000

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Oakdale Avenue, Bradford, BD6 1RP

 1  2  1

Highly Desirable Location *** Close To Local Schools, Shops And Amenities *** Ample Off Street Parking *** Large Cellar With Potential For Conversion *** Good Transport Links *** Two Double Bedrooms And Loft Room. The property is situated in a highly sought after location within close proximity to the array of shops in and around the local village including supermarkets, health centres and restaurants. Also only a few miles from the motorway networks, low moor train station and situated in the middle of bus routes to Leeds, Bradford and beyond.

Located in the desirable Oakdale Avenue in Bradford, BD6 1RP, this charming detached bungalow is a true gem waiting to be discovered. Boasting one reception room, two bedrooms, and a loft room/occasional bedroom, this property offers ample space for comfortable living.

As you step into the property, you are greeted by an inviting entrance porch with convenient space for a washing machine and tumble dryer.

The kitchen/diner is a highlight, featuring fitted wall and base units, an integrated fridge/freezer, oven, gas hob with extractor hood, creating a perfect space for culinary delights.

The interior of this bungalow continues to impress with two double bedrooms, a family bathroom complete with a panel bath and shower, low-level WC, and a vanity hand wash unit. The spacious lounge is a cozy retreat with a wood burner, offering warmth and ambiance during colder evenings. Additionally, the property features a loft room/occasional bedroom with power and light connected, providing versatility to the living space.

For those in need of extra storage or looking for further development opportunities, the cellar is a fantastic addition. Outside, the property does not disappoint, with parking for ample vehicles on the driveway, ensuring convenience for residents and guests alike. The lawned garden with planting borders adds a touch of greenery, creating a tranquil outdoor space to enjoy.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Two bedroom detached bungalow with loft room in sought after location.

Rating authority
Borough Council Tax Band C

Services
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Tenure
Freehold