



Mill Carr Hill Road, Oakenshaw,
Offers In The Region Of £339,000

****LINK DETACHED ** FOUR BEDROOMS ** IMMACULATE THROUGHOUT ****
**** READY TO MOVE INTO ** GARDENS, GARAGE & PARKING ****

This stunning four bedroom link detached property would make an ideal purchase for a young/growing family. Conveniently situated in this most pleasant location within the catchment area of the well regarded local primary school, within walking distance of the local park and the train station, the house offers a suburban location yet is handy for the M62 Motorway network and surrounding towns and cities.

Having a modern fitted kitchen, house bathroom and double garage, the property offers 'ready to move into' accommodation. To the outside there are enclosed walled gardens to the front with borders and shrubs. There is a further block paved driveway to the rear which leads to a double garage.

VIEWING ESSENTIAL!!



Entrance Porch

Tiled floor.

Family Living Kitchen

25'6" x 13'10" (7.77m" x 4.22m")

Modern fitted kitchen having a range of wall and base unit incorporating solid wood worktops, ceramic sink unit, integrated fridge freezer & dishwasher, range cooker with extractor and tiled floor.

Dining Area

Coal effect Stove Range fire insert set in chimney breast and radiator.

Cellar / Utility

Plumbing for auto washer, fitted sink and useful storage room., 2 central heating radiators.

Lounge

16'3" x 14'0" (4.95m" x 4.27m")

Coal effect gas fire with feature fireplace surround and two radiators.

First Floor Landing

Radiator.

Bedroom One

14'4" x 10'4" (4.37m" x 3.15m")

Built in wardrobes and radiator.

Bedroom Two

16'0" x 8'9" (4.88m" x 2.67m")

Built in wardrobes and radiator.

Bedroom Three

16'2" x 8'8" (4.93m" x 2.64m")

Velux window and radiator.

Bathroom

Modern three piece suite comprising roll top bath low flush wc, pedestal wash basin, tiled walls & floor and radiator.

Bedroom Four

7'6" x 6'10" (2.29m" x 2.08m")

Radiator.

Exterior

To the outside there are enclosed walled gardens to the front with borders and shrubs. There is a further block paved driveway to the rear which leads to a double garage.

Council Tax Band

B

Tenure

FREEHOLD.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(13-38) F			(13-38) F		
(1-12) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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