



Teasel Close, Oakenshaw,

£225,000

*** SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * CUL-DE-SAC *
* MODERN KITCHEN & BATHROOM * GARDENS & PARKING ***

A fantastic opportunity for the growing family to purchase this three bedroom semi detached house. Handily located for motorway links and benefits from gas central heating and upvc double glazing.

The good sized accommodation briefly comprises entrance hall, cloakroom/wc, lounge, dining area, modern grey fitted kitchen, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there are gardens to front and rear, together with a driveway leading to a car port.



Entrance Hall

With radiator.

Cloakroom/WC

With low suite wc, wash basin.

Lounge

13'5" x 16'4" (4.09m x 4.98m)

With radiator.

Kitchen

8'4" x 13' (2.54m x 3.96m)

Modern frey fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric hob, double oven, integrated fridge freezer and dishwasher.

Dining Room

7'5" x 13'1" (2.26m x 3.99m)

With radiator and upvc French doors to rear garden.

First Floor Landing

Bedroom One

9'6" x 13'4" (2.90m x 4.06m)

With radiator.

Bedroom Two

12'9" x 9'5" (3.89m x 2.87m)

With radiator.

Bedroom Three

9'9" narrowing to 7'5" x 6'7" (2.97m narrowing to 2.26m x 2.01m)

With radiator.

Bathroom

Three piece modern white suite, part tiled walls, heated towel rail.

Exterior

To the outside there are gardens to both front and rear, driveway and car port.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar roundabout take the 3rd exit onto Bradford Rd, turn right onto Teasel Cl and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (82 plus)	84	Very environmentally friendly - lower CO ₂ emissions A (82 plus)	
B (81-81)		B (81-81)	
C (79-80)		C (79-80)	
D (67-78)		D (67-78)	
E (55-66)		E (55-66)	
F (45-54)		F (45-54)	
G (1-44)		G (1-44)	
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	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

