



**Bradford Road, Oakenshaw,**  
**Offers In The Region Of £140,000**

\* MID TERRACE \* THREE DOUBLE BEDROOMS \* IDEAL FTB/YOUNG COUPLE \* READY TO MOVE INTO \*  
\* MODERNISED \* CLOSE TO AMENITIES \* CHARACTERFUL \*

Recently modernised, is this three double bedroom mid terrace property. Having character features and a multi fuel fire.

The property is ideally located for 'The Greenway', Low Moor Train Station, motorway links and local schools. Briefly comprises hallway, lounge, kitchen, cellar, two first floor bedrooms and a house bathroom. There is a further overall attic third bedroom to the second floor.

To the rear there is an enclosed patio garden.



### Entrance Hall

With radiator and laminated wood floor.

### Lounge

13'9" x 12'1" (4.19m x 3.68m)

Having a cast iron multi fuel fire set in chimney breast with stone hearth, radiator, coving to ceiling.

### Kitchen

12'7" x 9'9" (3.84m x 2.97m)

Modern fitted kitchen having a range of wall and base units incorporating ceramic sink unit, complementary work surfaces, cooker, tiled splashback, plumbing for auto washer, radiator and spotlighting.

### Rear Vestibule

With tiled floor.

### Cellar

Useful storage.

### First Floor

With radiator.

### Bedroom One

12'11" x 11'6" (3.94m x 3.51m)

With feature fireplace and radiator.

### Bedroom Two

11'6" x 9'2" (3.51m x 2.79m)

With feature fireplace and radiator.

### Bathroom

Three piece suite comprising panelled bath with shower over, low suite wc, pedestal wash basin, tiled walls and radiator.

### Second Floor

### Bedroom Three

14'8" x 16'2" max (4.47m x 4.93m max)

With two velux windows, radiator and useful storage cupboard.

### Exterior

To the rear there is an enclosed patio area with borders.

### Directions

From our office in Cleckheaton town centre proceed onto Bradford Rd/A638 towards Chain Bar for 0.9 miles, at Chain Bar Roundabout take the third exit onto Bradford Rd and the property will shortly be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

A



**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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> 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		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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