



Tramways, Oakenshaw,

£155,000

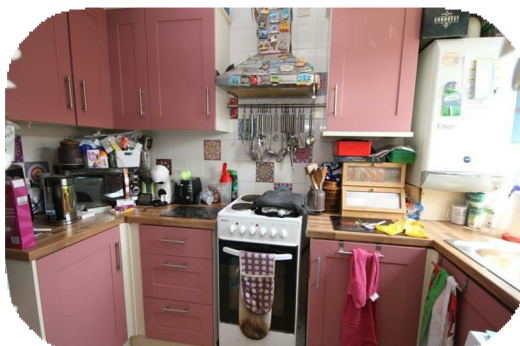
* END TERRACE * TWO BEDROOMS * EASY REACH OF AMENITIES * CONSERVATORY *
* IDEAL FOR FTB/YOUNG COUPLE/INVESTOR * GARDENS & PARKING *

Attention FTBs/Young Couples/Investors!!

This two bedroom end house property is located within easy reach of amenities, shops, Low Moor Train Station and motorway links.

The accommodation briefly comprises entrance hallway, lounge, kitchen, conservatory, two first floor bedrooms and a house bathroom.

To the outside there are gardens to front and rear, together with a driveway providing off street parking.



Entrance Hall

Radiator.

Lounge

12'10" x 12'9" (3.91m" x 3.89m")

Coal effect gas fire (not tested) with modern feature fireplace surround, laminated wood floor, radiator and upvc french door leading to rear garden.

Kitchen

10'0" x 6'0" (3.05m" x 1.83m")

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit and plumbing for auto washer.

Conservatory

8'7" x 8'2" (2.62m" x 2.49m")

Access to rear garden.

First Floor Landing

Bedroom One

12'8" x 8'9" (3.86m" x 2.67m")

Storage cupboard and radiator.

Bedroom Two

12'8" narrowing 9'4" x 7'3" (3.86m" narrowing 2.84m" x 2.21m")

Radiator.

Bathroom

Three piece white suite comprising panel bath, low flush wc, pedestal wash basin and heated towel rail.

Exterior

Parking and garden to front with enclosed garden to side and rear.

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, continue onto Cleckheaton Rd, turn right onto Furnace Rd, left onto Trakside, left onto Tramways and the property will be seen displayed via our For Sale board.

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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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	
(15-38) F		(15-38) F	
(1-14) G		(1-14) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
81	58		
England & Wales		England & Wales	
EU Directive 2002/91/EC		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