



Daleside Grove, Oakenshaw,

£175,000

* END TOWN HOUSE * THREE BEDROOMS * IDEAL YOUNG/GROWING FAMILY * CORNER PLOT *
* POTENTIAL TO EXTEND stpp * CLOSE TO AMENITIES * EXCELLENT MOTORWAY LINKS *

The property would make an ideal purchase for a young/growing family and offers potential to extend (subject to relevant planning consents).

This three bedroom end townhouse property benefits from a corner plot position with gardens to three sides, driveway and garage. Ideally located for amenities, schools and motorway links.

The accommodation briefly comprises hallway, lounge/diner, kitchen, three first floor bedrooms and a house bathroom. To the outside there are gardens to three sides, together with a driveway leading to an attached garage.



Entrance Hall

With radiator.

Lounge/Diner

20'10" x 11'3" (6.35m x 3.43m)

With living flame gas fire in fireplace surround, two radiators, two double glazed windows.

Kitchen

11'6" x 7'3" (3.51m x 2.21m)

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, cooker point, plumbing for auto washer, double glazed window.

First Floor

Bedroom One

11'3" x 10'2" (3.43m x 3.10m)

With radiator and double glazed window.

Bedroom Two

10'4" x 11'5" max (3.15m x 3.48m max)

With built in cupboard, radiator and double glazed window.

Bedroom Three

6'1" x 8'3" (1.85m x 2.51m)

With radiator and double glazed window.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator, double glazed window and storage cupboard.

Exterior

To the outside the property sits on a corner plot with gardens to three sides, patio, driveway and attached garage.

Directions

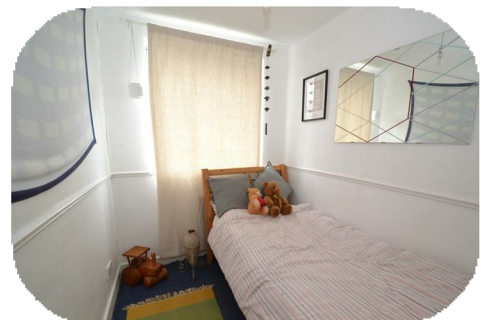
From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, after 0.8 miles at Chain Bar Roundabout take the 3rd exit onto Bradford Rd, continue onto Cleckheaton Rd, turn left onto Illingworth Rd, left onto Daleside Grove, turn right to stay on Daleside Grove and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

COUNCIL TAX BAND

B



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	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
86	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