



Daleside Grove, Oakenshaw,

£249,950

* END TOWN HOUSE * FOUR BEDROOMS * SUPERB CORNER PLOT * WELL PRESENTED *
* MODERN CREAM FITTED KITCHEN * CLOSE TO NATURE RESERVE * AMPLE PARKING *

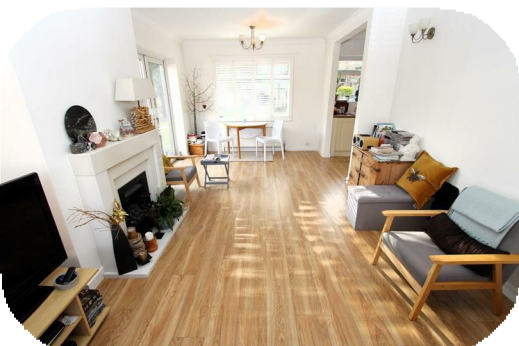
This family sized end town house has four bedrooms and would be of appeal to the growing/young family.

The property is near a stream and backs onto a nature reserve.

Benefiting from gas central heating and double glazing.

The accommodation briefly comprises entrance hall, kitchen, lounge with dining area, three first floor bedrooms, bathroom and a further attic bedroom to the second floor.

To the outside the property sits on a stunning corner plot with gardens to side and rear, together with off-road parking to the front.



Entrance Hall

With radiator, under eaves storage, storage cupboard.

Kitchen

10'8" x 7'3" (3.25m x 2.21m)

Modern fitted kitchen having a range of cream wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, integrated fridge freezer, washing machine, radiator and double glazed window.

Lounge/Dining Area

20'9" x 11'6" (6.32m x 3.51m)

With a living flame gas fire in fireplace surround, radiator, window shutters. Dining area has a radiator and French doors to garden.

First Floor

With radiator.

Bedroom One

10'3" x 9'8" (3.12m x 2.95m)

With built in wardrobe, radiator and double glazed window.

Bedroom Two

5'9" x 7'7" (1.75m x 2.31m)

With radiator and double glazed window.

Bedroom Three

11'4" x 7'4" (3.45m x 2.24m)

With window shutters, radiator, double glazed window and built in storage.

Bathroom

Three piece suite comprising panelled bath with shower over, low suite wc, pedestal wash basin, radiator, double glazed window.

Attic Bedroom Four

14'2" x 11'6" max (4.32m x 3.51m max)

With eaves storage, velux window and radiator.

Exterior

Situated on a stunning corner plot with gardens to the front and side with lawn and patio. The property adjoins a nature reserve, enjoys open views and the stream at the bottom of the garden. There is ample driveway parking to the front of the property.

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 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		83	(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		
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@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk