



Westerton Court, Oakenshaw,

£165,000

PUBLIC NOTICE

Sugdens Estate Agents are now in receipt of an offer for the sum of £165,000 for 3 Westerton Court, Oakenshaw, BD12 7HU.

Anyone wishing to place an offer on this property should contact:

Sugdens Estate Agents

13 Bradford Road

Cleckheaton

BD19 5AG

Before exchange of contracts.



Entrance Vestibule

Lounge

18'8" x 10' (5.69m x 3.05m)
With double glazed window.

Kitchen

13'5" x 8'5" (4.09m x 2.57m)
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, upvc door to rear.

First Floor

Bedroom One

11'4" x 8'4" (3.45m x 2.54m)
With two double glazed windows.

Bedroom Two

10'3" x 7'5" (3.12m x 2.26m)
With double glazed window.

Bedroom Three

7'1" x 5'8" (2.16m x 1.73m)
With double glazed window.

Bathroom

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

Exterior

To the outside there is a garden to the rear, together with off-road parking and garage.

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 Mill Carr Hill Rd, right onto Westerton Ct and the property will be seen displayed via our For Sale board.

PLEASE NOTE

Any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

TENURE

FREEHOLD

Council Tax Band

C/Bradford



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.

