



11 Oak Street

- TWO BEDROOM MID TERRACE
- NO CHAIN
- WELL PRESENTED
- SPACIOUS LOUNGE

Offers In Region Of £129,950
EPC Rating 'D'





Property Description

**** TWO BEDROOM MID-TERRACE ** BACK-TO-BACK
** CLAYTON VILLAGE ** GAS C/H & UPVC DG **
GARDEN TO THE FRONT **** This well presented property in Clayton will make an ideal first time buyer property or a landlord investment. Situated close to local schools, a park, shops and bus routes. Sold with NO CHAIN and briefly comprising of; front Porch, Lounge, Kitchen, Cellar, Two Bedrooms & Bathroom. Garden to the front.

LOUNGE

14' 3" x 14' 0" (4.34m x 4.27m) Modern fireplace with an inset pebble style gas fire, window to the front elevation, central heating radiator.

KITCHEN

11' 3" x 7' 6" (3.43m x 2.29m) Fitted with a range of base and wall cabinets, laminated working surfaces and splashback tiling. Integrated electric oven, hob. Plumbing for a washing machine, stainless steel sink and a door to the cellar. Open stairs off to the first floor. Plus the central heating boiler.



CELLAR

FIRST FLOOR

Access to the loft and doors off to both bedrooms and the bathroom.

BEDROOM ONE

13' 0" x 9' 0" (3.96m x 2.74m) Window to the front elevation and a central heating radiator.

BEDROOM TWO

8' 11" x 7' 7" (2.72m x 2.31m) Window to the front elevation and a central heating radiator.

BATHROOM

10' 1" x 4' 6" (3.07m x 1.37m) Modern white 3-piece suite with bath, over-head shower, hand wash basin and wc. Half tiled with laminate flooring

EXTERNAL



DIRECTIONS:



PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.



VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE &



CONFIDENTIAL ADVICE.

RENT-A-HOUSE: Thinking of renting your HOUSE?
FLAT? Contact (01274) 880019 for further details.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements