



**Oaks Lane, Bradford BD8 0PG**



**welcome to**

**Oaks Lane, Bradford**

PUBLIC NOTICE William H Brown are now in receipt of an offer for the sum of £152,000 for 80 Oaks Lane, BD8 0PG. Anyone wishing to place an offer on this property should contact William H Brown, 6 Fair Road, 01274 693138 before exchange of contracts.



### **Entrance Hall**

With radiator.

### **Downstairs W/C**

With w/c, window to the side and radiator.

### **Lounge**

11' into recess x 15' 5" ( 3.35m into recess x 4.70m )

With window to the front, fireplace and radiator.

### **Kitchen**

9' 6" max x 15' 5" ( 2.90m max x 4.70m )

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, door to the side, window to the front and rear.

### **Utility Room**

### **Landing**

With window to the rear.

### **Bedroom One**

11' 11" x 11' 3" max ( 3.63m x 3.43m max )

With window to the front and radiator.

### **Bedroom Two**

9' 6" x 9' 9" ( 2.90m x 2.97m )

With window to the front, storage cupboard and radiator.

### **Bedroom Three**

8' 11" x 7' ( 2.72m x 2.13m )

With window to the rear and radiator.

### **Bathroom**

Comprises of bath, wash hand basin and w/c.

### **Outside**

With driveway and garage to the front and garden to the rear.



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## **Oaks Lane, Bradford**

- Three Bedroom
- Semi-detached
- No Chain
- Updating Required
- £130,000

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

# £130,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BDF115962 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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