



1 Yorkdale, Clarksfield, Oldham, OL4 3AP
Offers Over £300,000

DETACHED | FOUR BEDROOMS | TWO BATHROOMS/WETROOM | CORNER PLOT | NO CHAIN | VIEWING ADVISED |
The property on Yorkdale comprises of an entrance hall, lounge, dining area, kitchen, ground floor bedroom, wet room, three first floor bedrooms and a family bathroom. On a corner plot with gardens to three sides, rear driveway and a two storey detached garage with a workshop. Located in a popular location, close to local amenities and public transport with the Oldham Town Centre a short car journey away.

ACCOMMODATION

GROUND FLOOR

HALL

LOUNGE

12'0" x 17'6" (3.66 x 5.34)



DINING AREA

6'2" x 12'0" (1.90 x 3.66)



KITCHEN

9'10" x 11'11" (3.01 x 3.65)



Single drainer, stainless steel, sink unit. Gas hob and electric oven. A range of wall and base units with worktops and splash back tiling.

BEDROOM

10'4" x 10'0" (3.17 x 3.07)



WET ROOM

5'10" x 12'0" (1.78 x 3.68)



Two piece white suite, shower, fully tiled.

FIRST FLOOR

BEDROOM

10'2" x 9'6" (3.12 x 2.92)

**BEDROOM**

12'6" x 7'10" (3.83 x 2.40)

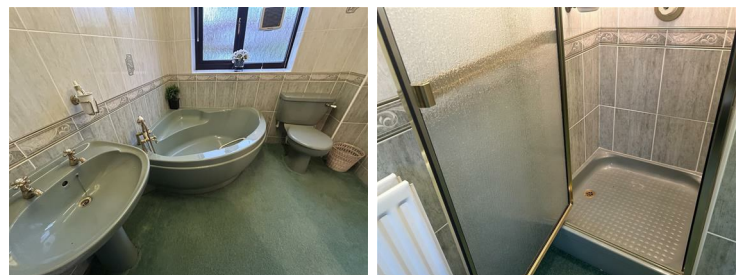
**BEDROOM**

9'10" x 15'0" (3.01 x 4.58)

**BATHROOM & WC**

7'3" x 7'6" (2.21 x 2.30)

Three piece suite, shower cubicle, fully tiled walls.

LANDING**EXTERNALLY**

Gardens to three sides, there is a detached, two storey garage with a workshop.

SERVICES -

All main services are installed.

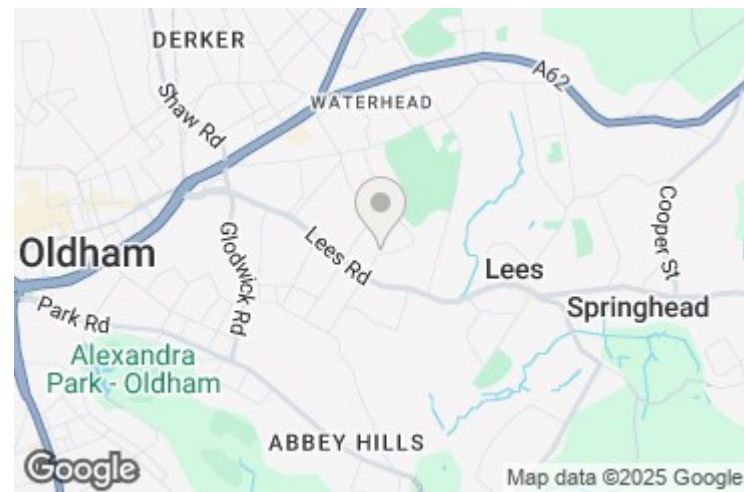
IMPORTANT NOTICE -

No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

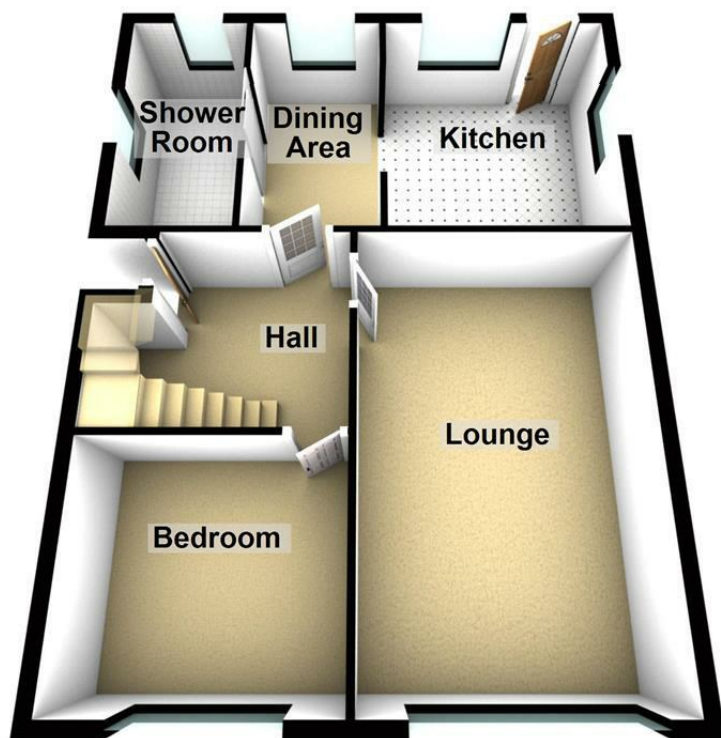
DISCLAIMER -

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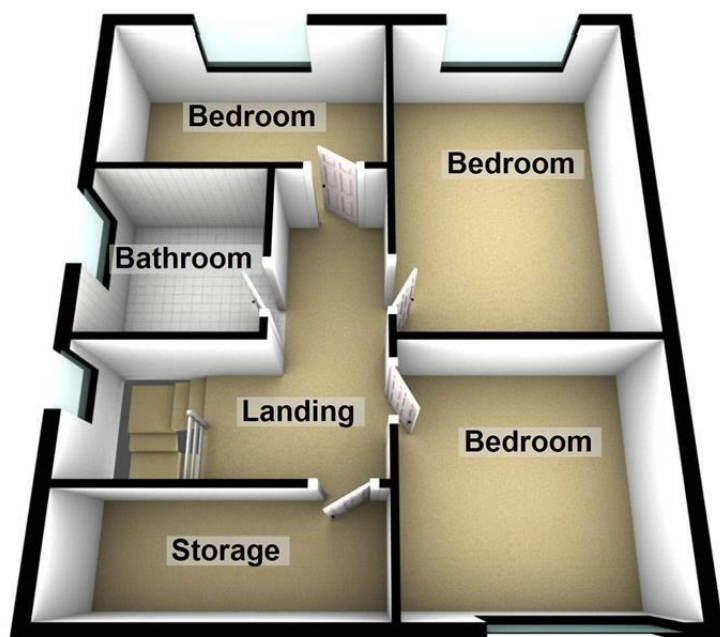
themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	