



Oakdale Drive, Wrose, Reduced To £199,950

* EXTENDED SEMI DETACHED * TWO BEDROOMS * STUNNING OPEN PLAN LIVING/DINING KITCHEN *
* FITTED WARDROBES * MODERN BATHROOM * GARDENS * PARKING * POPULAR LOCATION *

Providing 'ready to move into' accommodation in a much sought after residential location, is this delightful two bedroom extended semi detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The accommodation briefly comprises entrance, cloakroom/WC, lounge, modern open plan living/dining kitchen, two first floor bedrooms and a house bathroom with white suite.

To the outside there is a block paved driveway and a rear garden.

Viewing is highly recommended.



Entrance

Cloakroom/WC

With low suite wc, wash basin.

Lounge

12'1" x 13'1" (3.68m x 3.99m)

With a coal effect gas fire in feature fireplace surround, bay window, radiator.

Open Plan Dining Kitchen

14'4" x 19'2" (4.37m x 5.84m)

Modern fitted dining kitchen having a range of white wall and base units incorporating laminated sink unit, stainless steel double oven and hob, integrated fridge freezer, dishwasher, central island, radiator.

First Floor Landing

Bedroom One

12'2" x 11'8" (3.71m x 3.56m)

With fitted wardrobes, drawers and dresser, radiator.

Bedroom Two

8'8" x 8'8" (2.64m x 2.64m)

With fitted wardrobes and radiator.

Bathroom

Three piece white suite, part tiled walls and heated towel rail.

Loft

Boarded. Accessed via a pull down ladder. With skylight.

Exterior

To the outside there is a block paved driveway and a rear garden.

Directions

From our office in Idle village continue straight onto High St, continue straight onto Westfield Ln, turn right onto Wrose Rd, left onto Oakdale Dr 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) 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	EU Directive 2002/91/EC		England & Wales	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

