

local  
properties

buy • sell • let



**37 Oakenshaw Court**  
**Bradford, BD12 9JE**

**£125,000**

**Freehold**

\*\*\*\*\* TWO BEDROOM TOWN HOUSE - LOUNGE & DINING KITCHEN - GARAGE & OFF STREET PARKING - CUL-DE-SAC LOCATION - NO CHAIN \*\*\*\*\* This property has gas central heating and double glazing and comprises: lounge, dining kitchen, landing, two bedrooms, bathroom. To the outside, there are gardens to the front and rear, driveway and single garage. Located at the head of a cul-de-sac, it is ideally placed for access to Wyke's amenities and the nearby M62. Suiting first time buyers or buy to let investors alike, an early viewing is advised.



• TWO BEDROOM MID TOWN HOUSE • GCH & DG • LOUNGE & DINING KITCHEN • GARDENS  
FRONT & REAR

### LOUNGE

14'9" x 13'1"

Fireplace surround. Laminate flooring. Stairs to first floor.  
Understairs storage cupboard. Window to front. Radiator.

### DINING KITCHEN

13'1" x 8'2"

With base and wall units incorporating stainless steel sink  
unit. Gas cooker. Plumbing for automatic washing  
machine. Tiled splashbacks. Door and window to rear.  
Radiator.

### LANDING

Access to loft.

### BEDROOM ONE

13'1" x 11'5"

Window to front. Radiator.

### BEDROOM TWO

11'5" x 6'2"

Window to rear. Radiator.

### BATHROOM

Part tiled with three piece suite comprising: bath, pedestal  
wash hand basin, low flush wc. Airing cupboard. Window  
to rear. Radiator.

### EXTERIOR

Small open plan garden to the front of the property.

Enclosed garden to the rear. Single garage with driveway  
providing off street parking for two cars.

### DIRECTIONS

From Wyke centre proceed along Town Gate and turn left  
into Oakenshaw Court immediately before The Brown Cow  
Public House. Proceed to the end of the cul-de-sac and  
turn left where number 37 will be on the left hand side,  
signified by our For Sale board.



- SINGLE GARAGE • DRIVEWAY PROVIDING OFF STREET PARKING FOR TWO CARS • CUL-DE-SAC LOCATION CLOSE TO WYKE CENTRE



• EPC - D • IDEAL FIRST PURCHASE/BUY TO LET INVESTMENT • NO CHAIN






## Additional Information

**Local Authority** - Bradford  
**Council Tax** - Band B  
**Viewings** - By Appointment Only

**Floor Area** - 624.31 sq ft  
**Tenure** - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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