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ESTATE AGENTS · VALUERS · LETTING AGENTS

**A WELL PRESENTED DOUBLE FRONTED TOWN HOUSE
WITH 2 GENEROUS BEDROOMS, PRIVATE DRIVEWAY
PARKING FOR 2 CARS AND A LOVELY
SHELTERED LAWNED GARDEN**



**38 OAKLANDS AVENUE
BARROWFORD**

Presented to a noticeably high ‘turn key’ standard, this impressive town house will be of likely appeal to a variety of prospective purchasers and is offered for sale with no forward chain.

The accommodation briefly includes a **Hallway, a light & airy full depth Sitting Room and a stylish Kitchen with a Dining Area & Utility cupboard**, being complemented by **2 well proportioned Double Bedrooms** and a modern Bathroom suite. There is generous space externally including **an upgraded double width driveway and a good sized lawned & decked rear garden** which enjoys a good degree of shelter & privacy.

PRICE: £219,950

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



Oaklands Avenue is quietly located **within comfortable walking distance of the primary school and the park**, with the picturesque village of Barrowford also **providing a range of independent shops, cafés, and canal-side walks**. With the larger town of Colne also being within short driving distance, **the area is very well connected for access to the motorway**.

Recommended for closer inspection, the accommodation comprises in detail:

TO THE GROUND FLOOR

Part glazed uPVC door to:

HALL: 5'11" x 5'10" with tiled floor, vertical radiator, fitted cupboard and staircase to the first floor

SITTING ROOM: 14'11" x 10'11" with feature wall panelling and windows to the front and rear.



KITCHEN: 9'9" x 8'6" with upgraded herringbone style vinyl flooring, range of wall and base units with oak effect worktops over, ceramic sink & drainer, oven & grill with 5 ring gas hob & extractor hood over, integrated dishwasher, part tiled walls, recess for tall fridge freezer, under stairs utility cupboard with washer plumbing & fitted cupboards, half glazed door to the rear garden and opening to a **DINING AREA:** 6'9" x 6'0" with matching flooring.



NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



TO THE FIRST FLOOR

LANDING: 5'11" x 5'6" with rear window and ladder access to part boarded attic.

BEDROOM 1: 15'0" x 10'10" a generous double room with panelled wall, ample space for wardrobes, windows to the front & rear and far reaching views.



BEDROOM 2: 9'8" x 9'0" a second double room with panelled wall and fitted wardrobes (also housing the combination boiler).



BATHROOM: 6'8" x 5'6" with 3 piece suite comprising panelled spa bath with shower over & glass screen, low suite w.c, sink with cupboards under, chrome ladder radiator, vinyl flooring and window with frosted glass.

TO THE OUTSIDE

There is an upgraded double width driveway immediately to the front.

The rear is part decked & majority lawned enclosed by panelled fencing and tall established evergreens which attract a variety of wildlife.

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SERVICES: Mains gas, water, drainage and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band A.

POST CODE: BB9 8QL

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

VIEWING: Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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