





Oakroyd Road,Bradford BD6 1RF

william h brown

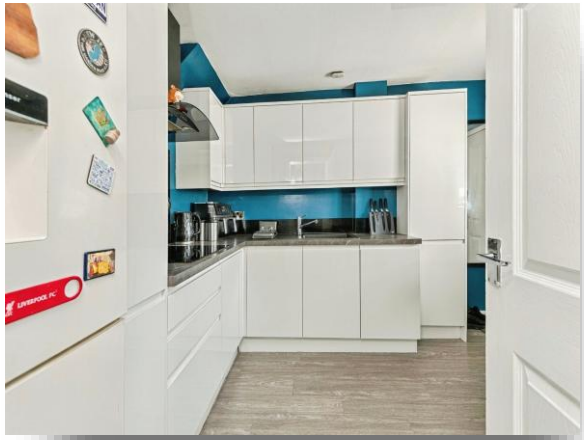
welcome to

Oakroyd Road, Bradford

A well presented three bedroom semi-detached property located in a popular residential location, benefits from a conservatory, two reception rooms, three spacious bedrooms and driveway leading to a detached garage.

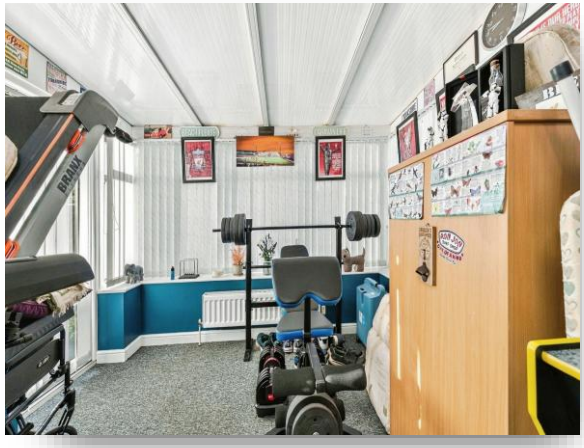












Entrance Hallway

Lounge
13' 11" into bay x 13' 4" into recess (4.24m into bay x 4.06m into recess)
With bay window to the front, gas central heating radiator and open doorway into the dining area.

Dining Room
10' 8" x 8' (3.25m x 2.44m)
With patio doors leading into the conservatory.

Kitchen
10' 8" x 8' 8" (3.25m x 2.64m)
Modern fitted kitchen with a range of base and wall units incorporating sink and drainer with work surfaces, built in eye level own and microwave with induction hob and cooker hood. Plumbing for automatic washing machine and window to the rear.

Conservatory
9' 1" x 7' 5" (2.77m x 2.26m)

Landing
First floor landing has a window to the side elevation.

Bedroom One
13' 8" x 10' 9" (4.17m x 3.28m)
With window to the front and gas central heating radiator.

Bedroom Two
10' 9" x 10' 8" plus door recess (3.28m x 3.25m plus door recess)
With window to the rear and gas central heating radiator.

Bedroom Three
9' 2" x 6' (2.79m x 1.83m)
With window to the front and gas central heating radiator.

Shower Room
Three piece suite comprises shower cubicle, wash hand basin and WC with window to the rear.

Outside
With great size gardens to the front and rear with driveway leading to a detached garage.

welcome to

Oakroyd Road, Bradford

- Three Bedrooms
- Two reception rooms
- Conservatory
- Driveway & Garage
- Price £235,000

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£235,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF117547

The Property Ombudsman

Property Ref:
BDF117547 - 0002

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.

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