

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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