Sugdens
Sales & Lettings

Oakway, Birkenshaw,

£170,000

* MID TERRACE * TWO BEDROOMS * CLOSE TO AMENITIES *
* MODERN SHOWER ROOM * GARDEN * GARAGE *

This two bedroom mid terrace property would make an ideal purchase for a number of buyers.
Ideally located in the popular area of Birkenshaw which boasts amenities, shops and both first and secondary schools.
Benefits from a modern shower room, GCH & DG.
The accommodation briefly comprises of a lounge dining kitchen, two first floor bedrooms and a shower room.
To the outside there is an enclosed garden to the rear and a garage.

Lounge
12'9" x 12'6" (3.89m x 3.81m)
With electric fire in fireplace surround, radiator and double glazed window.

Dining Kitchen
12'6" x 8'1" (3.81m x 2.46m)
Modern fitted dining kitchen having a range of wall and base units incorporating sink unit, oven, hob, extractor hood, plumbing for auto washer, radiator, double glazed window, upvc door to rear.

First Floor

Bedroom One
9'9" into robes x 9'4" (2.97m into robes x 2.84m)
With sliding door wardrobes, radiator, double glazed window and useful storage cupboard.

Bedroom Two
6'6" x 11'4" (1.98m x 3.45m)
With radiator and double glazed window.

Shower Room
Modern three piece suite comprising shower cubicle, low suite wc, vanity sink unit, radiator and double glazed window.

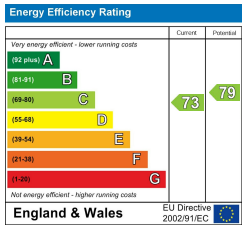
Exterior
With low maintenance garden to the rear and a garage off-site.

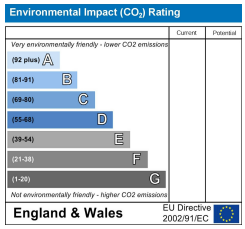
Directions
From our office in Cleckheaton town centre proceed left onto Bradford Rd, right onto Hunsworth Ln, right onto Whitehall Rd W, at the roundabout take the 2nd exit and stay on Whitehall Rd W, go through the roundabout, turn right onto Kingsley Dr, right onto Oakway and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
A / Kirklees

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.





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