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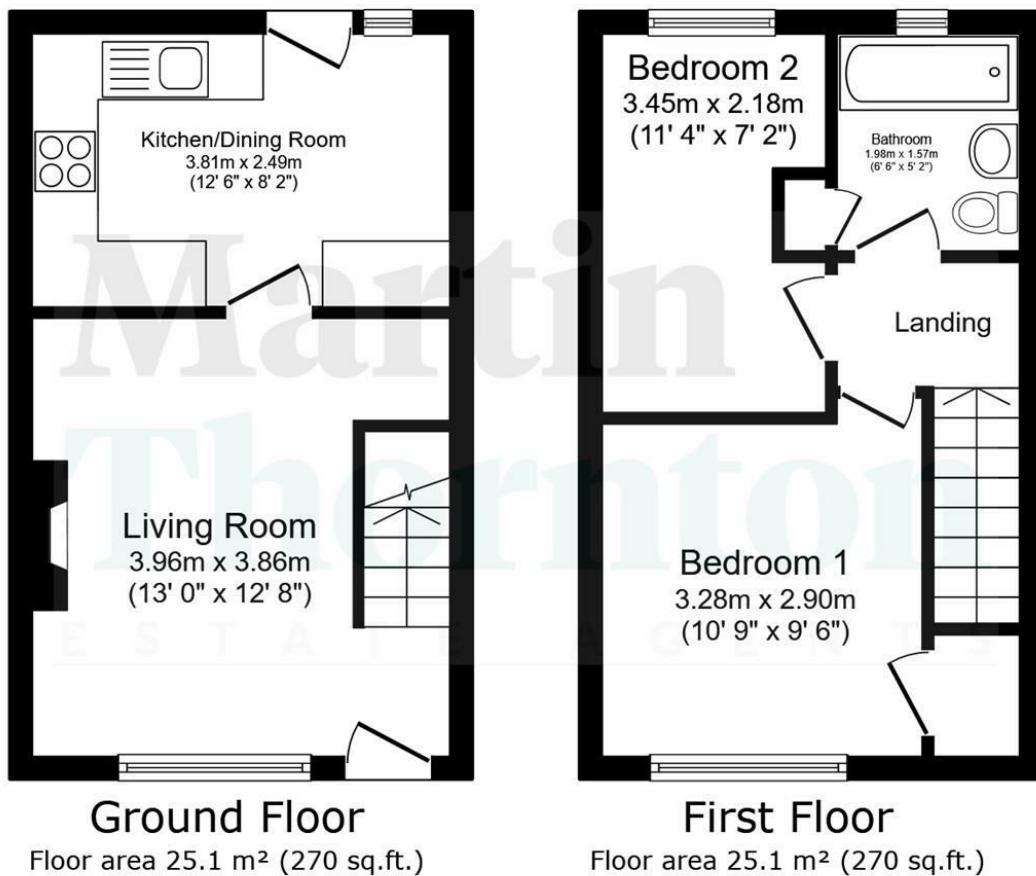
**Oakway, Birkenshaw  
Bradford,**

**£850 Per month**

This two-bedroom mid-town house has a fresh crisp interior and recently installed floor coverings. The property has an enclosed rear garden and is in a highly accessible location. The accommodation comprises a living room with an open staircase and kitchen with some integrated appliances. On the first floor are two bedrooms and a bathroom. The property has gas-fired central heating and uPVC double glazing. The rear garden has a lawn and seating areas. The property is ready for immediate occupation.



**Floorplan**



**TOTAL: 50.2 m<sup>2</sup> (540 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



**Entrance**

An external uPVC door with an opaque glazed panel gives access to the living room.

**Living Room**



This reception room is presented to a high standard with neutral decor and grey carpeting. The room has a timber fire surround with a marble effect inlay and hearth, home to an electric fire. There is plenty of space for furniture, a radiator and an open staircase rising to the first floor accommodation. A door leads to the kitchen.

**Kitchen**



The light and bright kitchen is positioned at the rear of the property with uPVC windows and an external uPVC glazed door. Integrated appliances comprise an oven and hob with a canopy style filter hood, along with space for freestanding

appliances. There are wall cupboards and base units with working surfaces, a stainless steel sink, a radiator and concealed is the Worcester boiler for the central heating system.

**First Floor Landing**

From the living room, the staircase rises to the first floor landing.

**Bedroom One**



This double bedroom is positioned at the front of the property and has a contemporary colour scheme and a grey carpet. The broad uPVC window maximises natural lighting. There is a useful walk-in storage cupboard, coving to the ceiling and a radiator.



**Bedroom Two**



This single bedroom is positioned at the rear of the property and has a contemporary colour scheme and a grey carpet. The room has a uPVC window, coving to the ceiling and a radiator.

**Bathroom**



The bathroom has a three-piece suite comprising a panelled bath with a wall-mounted shower fitting, a pedestal wash hand basin and a low-level WC. There is full height tiling around the bath, an opaque uPVC window and a radiator.

**External Details**

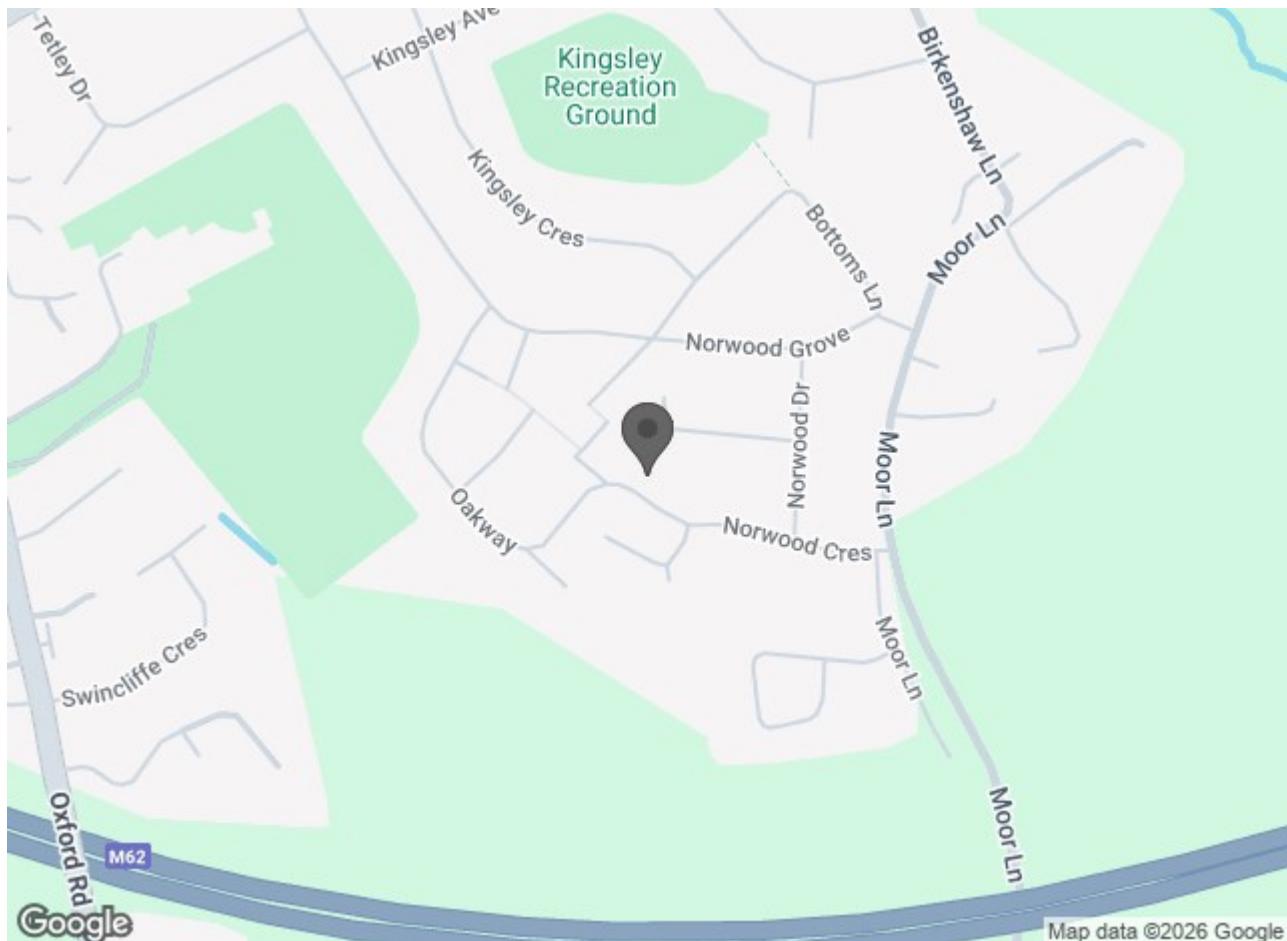


At the front of the property is an open plan lawned garden. To the rear is a concreted area adjoining the kitchen, which can be utilised as a seating area, a paved pathway and a lawned garden area. At the far end of the garden is a timber shed and a second paved area.

**Oakway, Birkenshaw**

**Bradford,**

**Directions**



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Bradford,**

**Lettings Disclaimer** - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.