



8 Oakwell Close Bradford



2 Bedroom House - End Town House £175,000

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GROUND FLOOR:

Entrance Hallway:

13'7" x 6'00"

Entrance via Double Glazed door into hallway, stair rising to First Floor, Double glazed window to side elevation, built in storage cupboard, central heating radiator, access to ground floor accommodation.

Open Plan Living Room:

12'10" x 11'5"



Double glazed window to rear elevation overlooking garden, a feature wood burning stove inset into chimney breast, central heating radiator, light modern decor.

Dining Kitchen:

17'06" x 8'08"



Double glazed window to front and rear elevation, a range of modern wall, drawer and base units with coordinating work surfaces, space for cooker and washing machine, dining area, central heating radiator, rear door leading to the garden.

TO THE FIRST FLOOR:

Landing:

Double glazed window to front elevation, built in storage cupboard, central heating radiator, access to loft space.

Bedroom One:

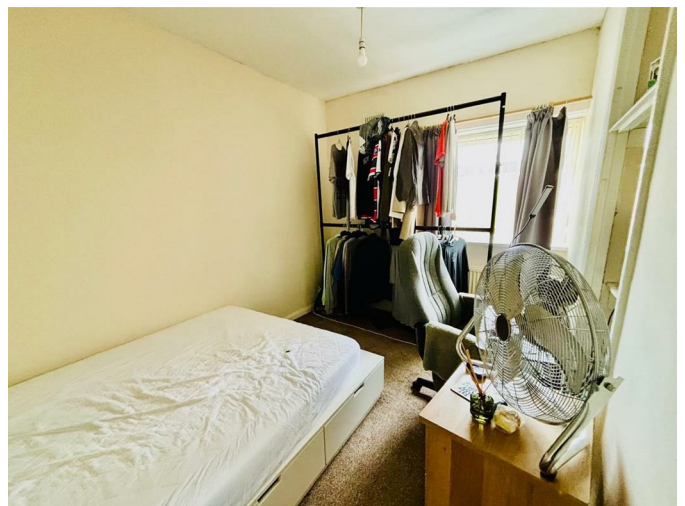
14'06" x 12'04"



Double glazed window to rear elevation, central heating radiator, built in wardrobe storage, light modern decor.

Bedroom Two:

12'05" x 10'03"



Double glazed window to the rear elevation a good size double room with central heating radiator.

Bathroom / WC:
7'02" x 6'01"



Double glazed opaque window to the front elevation, a three piece suite with panelled bath, electric shower over, pedestal hand wash basin and low flush WC, central heating radiator, part tiled.

TO THE OUTSIDE:

Gardens:



To the front elevation a low maintenance garden with drive and evergreen hedging to side. To the rear elevation a good size garden with decked patio area and fencing to the side boundary, storage shed.

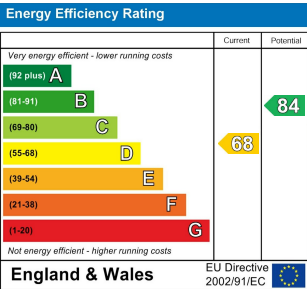
Drive / Parking:



a good size drive with space for two cars.

Council Tax Band / EPC Rating:
Council Tax Band: A / EPC Rating: D

EPC Link:
<https://find-energy-certificate.service.gov.uk/energy-certificate/5739-1622-1000-0671-3206>



Floor Plan