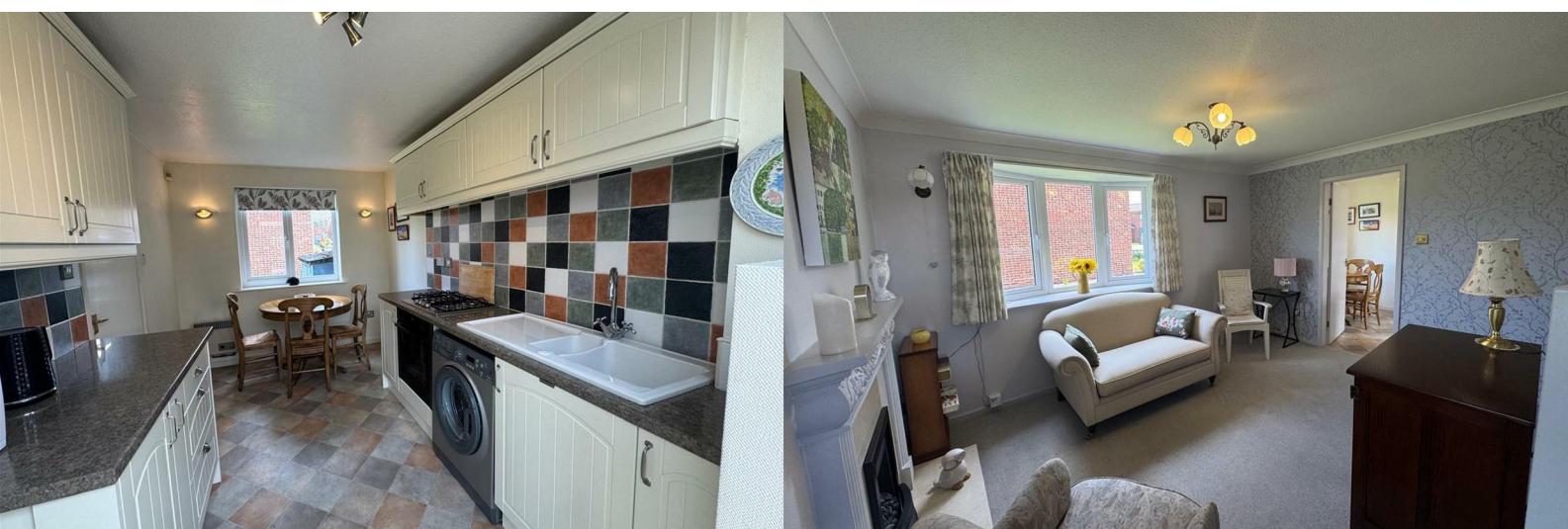




99 Oakway

, Birkenshaw, BD11 2PQ

£170,000



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TWO BEDROOM END PROPERTYIDEAL STARTER HOME***EXCELLENT LOCATION***

Tucked away into the corner of a very popular residential area of Birkenshaw is the tidy home that would be ideal for the first time buyers or downsizing. The property benefits from having a large conservatory, single garage and enclosed and mostly private corner garden. Accommodation which comprises of; conservatory, kitchen diner, lounge, two first floor bedrooms and shower room.

NOT TO BE MISSED!*****Contact YORKSHIRE RESIDENTIAL 01274 606167 to arrange a viewing*****

Conservatory

15'3" x 5'9" (4.65m" x 1.75m")

Tiled flooring and single door access to the garden.

Kitchen Diner

8'10" x 12'6" (2.69m" x 3.81m")

A range of fitted kitchen units with fitted oven and hob. Belfast style sink set into worktops, splash back tiling, plumbing for automatic washing machine. Gas wall heater.

Lounge

13' x 12'6" (3.96m x 3.81m")

Coal effect gas fire with marble inset hearth and wooden surround. Large understairs storage cupboard, stairs to first floor accommodation and single door access to the front.

Landing

Airing cupboard and access to the loft space.

Shower Room

6'8" x 5'7" (2.03m" x 1.70m")

3 piece white suite which consists of a low flush wc / wash hand basin into a vanity unit and a walk in shower cubicle which is tiled. Tiled flooring and heated towel rail.

Bedroom 1

10' x 9'5" (3.05m x 2.87m")

Built in wardrobe and cupboard.

Bedroom 2

11'3" x 6'5" (3.43m" x 1.96m")

Built in wardrobe.

Exterior

Good sized corner plot with well established gardens and various seating areas. Single garage on a separate plot.



Road Map



Hybrid Map



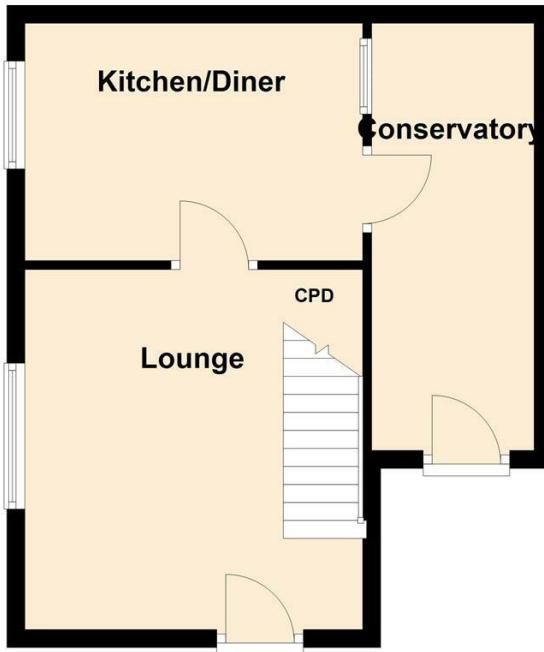
Terrain Map



Floor Plan

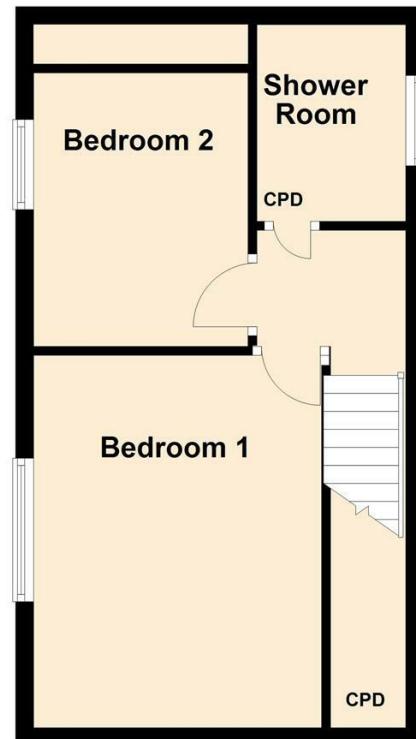
Ground Floor

Approx. 34.3 sq. metres (369.4 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.7 sq. feet)

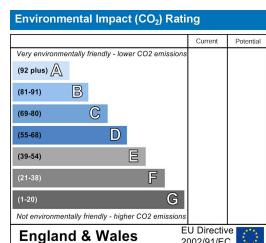
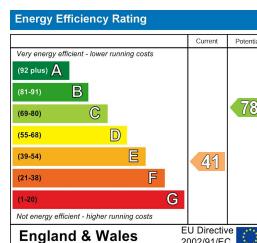


Total area: approx. 66.6 sq. metres (717.1 sq. feet)

Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.