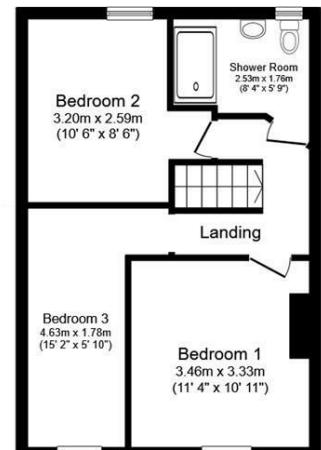


Ground Floor

Floor area 41.2 sq.m. (444 sq.ft.)



First Floor

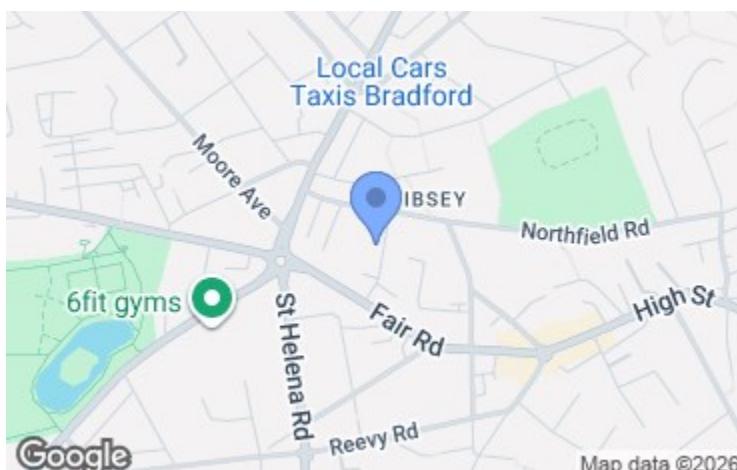
Floor area 41.4 sq.m. (446 sq.ft.)

Total floor area: 82.6 sq.m. (890 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

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (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 | |



Viewing arrangements

Strictly by appointment through WW Estates
01274 693737
wibsey@wwestateagents.com

Directions

See mapping.



Oakdale Crescent, Bradford, BD6 1RW
Offers In Excess Of £160,000

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



No Onward Chain *** Three Bedrooms *** Conservatory With Bi-Fold Doors To Access The Rear Garden *** Driveway. Located in the desirable Oakdale Crescent area of Bradford, this charming three-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and families alike. Offered with no onward chain, this property is ready for you to make it your own.

Upon entering, you are greeted by a spacious lounge, featuring a delightful bay window that allows natural light to flood the room, complemented by a cosy gas fire, perfect for those chilly evenings. The heart of the home is undoubtedly the kitchen/diner, which boasts modern fitted wall and base units, an integrated microwave, oven, and an electric hob with an extractor hood above. This space is designed for both cooking and entertaining, with room for appliances and a convenient door leading to the cellar for additional storage.

Adjoining the kitchen is a lovely conservatory, which opens up to the rear garden through

bi-fold doors, creating a seamless transition between indoor and outdoor living. The garden is low maintenance, making it ideal for those who prefer to spend their time enjoying rather than tending to it. A shed is also included, providing extra storage space.

On the first floor, you will find three well-proportioned bedrooms, each offering a comfortable retreat. The family bathroom is thoughtfully designed, featuring a corner bath with a shower over, a low-level WC, and a stylish vanity hand wash unit.

To the front of the property, a driveway provides off-street parking, adding to the convenience of this lovely home. With its appealing features and prime location, this property is not to be missed. Come and see for yourself the potential this home has to offer.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Three bedroom mid terrace house in sought after location being sold with no onward chain.

Rating authority
Borough Council Tax Band B

Services

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Tenure
Freehold