

MARSH & MARSH PROPERTIES

718 Bradford Road, Oakenshaw, BD12 7DY

£115,000



An ideal property for any first-time buyer, property investor or developer looking for a charming home and with the added advantage of NO CHAIN. This two bedroomed, terraced, property has been part renovated and can be completed, with a small amount of work, to create a modern and stylish family home. The property is offered at a realistic asking price and will certainly be of special interest. The house benefits from a front, low-maintenance, garden and a charming patio and decked garden, overlooking woodland, creating an ideal backdrop to this house.

Internally the property has undergone a part renovation and offers a fantastic amount of space throughout. The house is presented in a modern décor and is light and bright. With its charming and modern living room, spacious breakfast kitchen, two generous bedrooms to the front and rear, a modern shower room, second floor occasional bedroom/usable room and a storage cellar.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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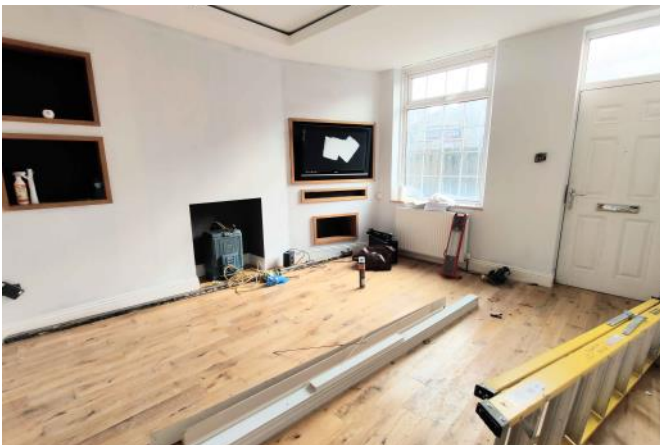
www.marshandmarsh.co.uk

This property benefits from being within a short commute of a local primary school and secondary schools. There are also excellent transport links to the surrounding area with Bradford being just a short 10 minute drive away, as well as quick access onto the M62 motorway offering links to Leeds and Manchester. Also with access to the Low Moor train station, with cross Pennine connections and availability of the Grand Central train service to London.

Owing to the whole host of features on offer and fantastic potential offered with this property, all with the added benefit of NO CHAIN and at a realistic asking price, an appointment to view is essential in order to fully appreciate this property.

From the front of the property a composite door opens into the

LIVING ROOM



A bright, spacious and modern living room that features a modern décor and a stylish inset boxed LED light unit. The alcove has been modified to offer an entertainment system area to one side and storage to the other to create an excellent use of space. A floor mounted stove creates the ideal

central feature for the whole room. With a uPVC double glazed window to the front elevation, wooden floor, double radiator and television access point.



From the rear of the living room a wooden door opens into the

BREAKFAST KITCHEN



A spacious and well laid out breakfast kitchen that creates the ideal workspace in a highly functional environment. The breakfast kitchen also provides access to the rear garden via a composite door. Wooden counters, to three sides, offer ample work space; all with over and under counter cupboards and drawers. A modern wood panelled

wall, along with the modern décor, creates a charming eclectic style. With an integrated hob, integrated oven, stainless steel extractor fan, double radiator, tiled splashbacks, tiled walls, uPVC double glazed window to the rear elevation, ceiling inset spotlights, fitted fridge, fitted freezer and a stainless-steel sink with a stainless-steel mixer tap.

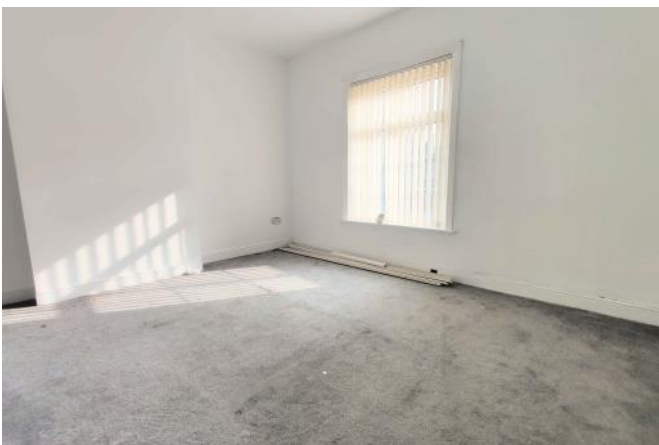
From the rear of the breakfast kitchen carpeted stairs lead up to the

LANDING

With a carpeted floor and two central light fittings.

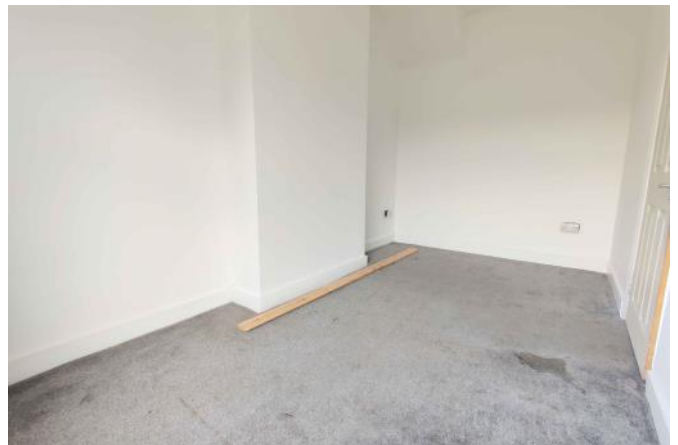
From the landing wooden doors open into

BEDROOM 1



A large master bedroom that offers more than ample space for a double bed along with additional bedroom furniture. To the rear of the room an under stairs storage area offers useful additional space that could be turned into a fitted wardrobe. With a carpeted floor, uPVC double glazed window to the front elevation, single radiator and central light fitting.

BEDROOM 2



Another good-sized bedroom, overlooking the woodland, to the rear of the property offering a charming outlook. With a carpeted floor, uPVC double glazed window to the rear elevation, double radiator and central light fitting.



SHOWER ROOM

A modern and stylish shower room that has made excellent use of the space on offer. With a walk-in rainfall style shower, close coupled toilet, vanity inset washbasin, vinyl floors, mermaid board walls, window to the rear elevation, stainless steel towel radiator and ceiling inset spotlights.



From the landing a wooden door opens onto carpeted stairs that lead up to the

OCCASIONAL BEDROOM / USABLE ROOM



An excellent addition to the property offering the ideal space for a usable room, home office or as an occasional bedroom. With a carpeted floor, beamed ceiling, wall mounted light fittings, double radiator and Velux window.

From the kitchen a wooden door opens onto stone stairs that lead down to the

CELLAR

A perfect additional storage space featuring stone work surfaces to two walls and stone shelving.

The cellar features a Yorkshire stone floor and also houses the boiler.



GARDENS



To the front of the property is a fully fenced pebbled garden offering a charming low maintenance frontage to the property that enhances the kerb appeal and increases the property's privacy.



To the rear of the house is a two stage garden. To the edge of the property is a patio area that also features a brick-built barbeque. At the edge of the patio a wooden gate leads into a decked, enclosed, area offering the ideal space to sit out and relax and enjoy the woodland views to the

rear elevation.

PARKING

There is ample on street parking to the front elevation.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

The council tax band for this property is **A** as shown on the government website at the time of publication.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

DIRECTIONS

From Odsal roundabout head towards Low Moor on Cleckheaton Road for 1.6 miles. The property will be located on your left hand side and can be identified by the Marsh & Marsh Properties For Sale sign.

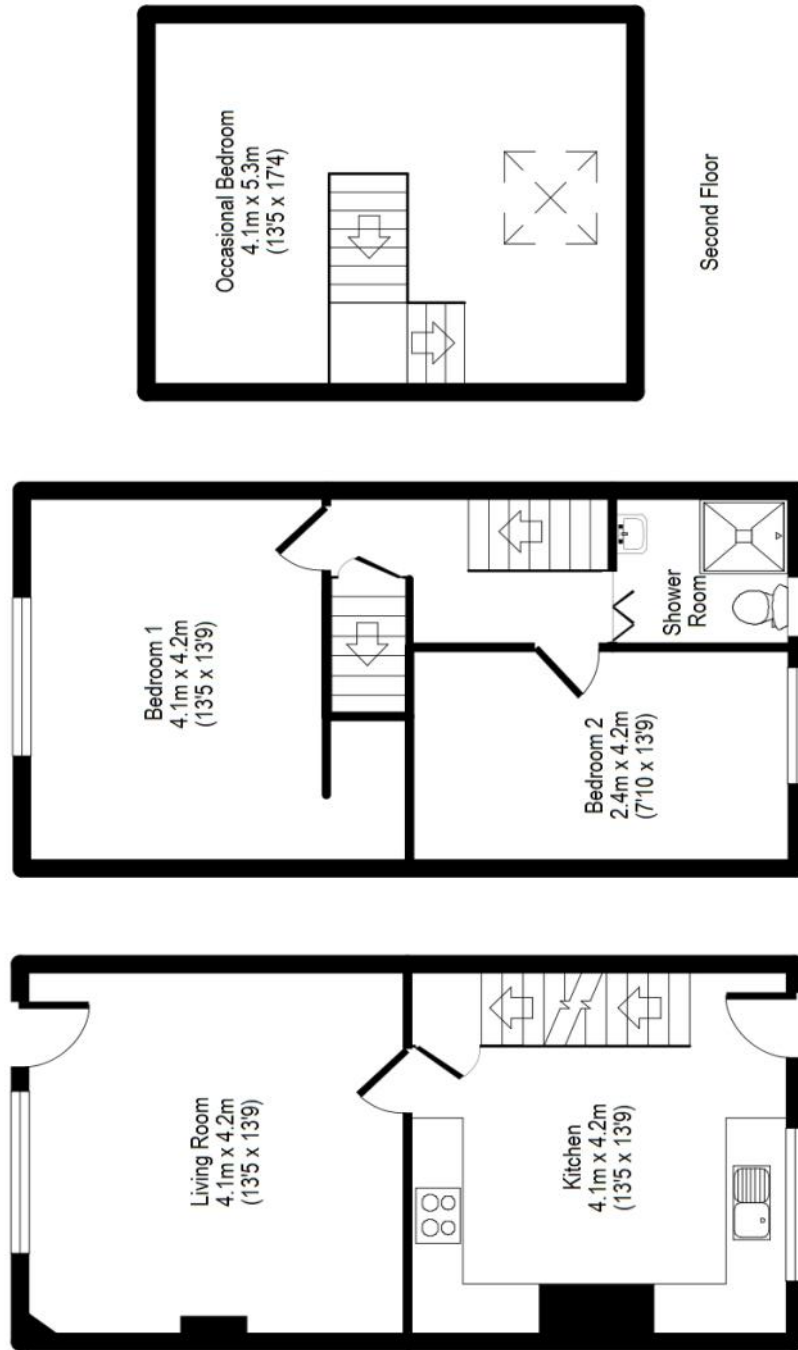
For sat nav users the postcode is: BD12 7DY

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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718 Bradford Road, Low Moor, BD12 7DY



Ground Floor

First Floor

Second Floor

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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