



# BARKERS

OPENING DOORS FOR YOU



**665 Bradford Road**

Oakenshaw , Bradford , BD12 7DT

**Asking Price Of £65,000**

# Property Description

## DESCRIPTION

We are pleased to offer for sale this well maintained two bedroomed mid-terraced property offered for sale with NO UPPER CHAIN conveniently situated for access to local amenities, M62 motorway network and local schools. The property has previously been used as business premises for a local accountancy firm and permission is granted by Kirklees Council for Accountants use only. The property benefits from uPVC double glazing, gas fired central heating. The accommodation briefly comprises: entrance hall, lounge, kitchen, basement cellar, two bedrooms, family bathroom. To the front of the property is a small garden area.

## ENTRANCE HALL

External door leading into the entrance hall with door leading off into the lounge area, stairs leading to the first floor landing and basement cellar, central heating radiator.

## KITCHEN

14' 3" x 4' 0" (4.34m x 1.22m) Fitted with wall and base units, complementary work surfaces, inset stainless steel sink, tiled flooring, central heating boiler.

## LOUNGE

14' 3" x 13' 7" (4.34m x 4.14m) Feature fireplace, central heating radiator.

## LANDING

Stairs leading to the first floor landing with doors leading off to two bedrooms and family bathroom, central heating radiator.

## BEDROOM ONE

11' 0" x 12' 2" (3.35m x 3.71m) Double bedroom with built in wardrobes, central heating radiator.

## BEDROOM TWO

7' 0" x 10' 3" (2.13m x 3.12m) Single bedroom, central heating radiator.

## FAMILY BATHROOM

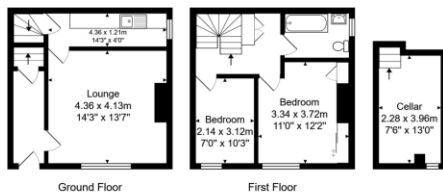
Fitted with modern white three piece suite comprising low flush WC, pedestal hand wash basin, panelled bath with mixer tap, lino flooring, part tiled walls, panelled wood ceiling, central heating radiator.

## BASEMENT CELLAR

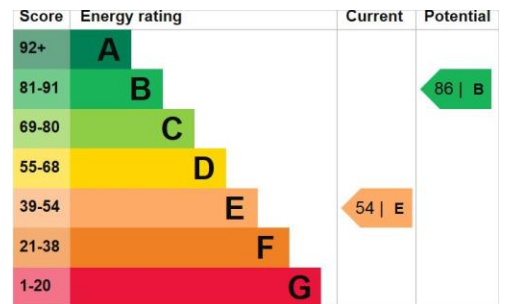
7' 6" x 13' 0" (2.29m x 3.96m) Useful storage area.

## DIRECTIONS

From our Cleckheaton office turn right onto Northgate then right again onto Scott Lane then left onto Bradford Road continue on Bradford Road until you reach Chain Bar roundabout, take the third exit onto Bradford Road and the property will be identified by our For Sale board.



Total Area: 71.4 m<sup>2</sup> ... 769 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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9 Cheapside, Cleckheaton,  
 West Yorkshire, BD19 5AF

www.barkersestaagents.co.uk  
 enquiries@barkersestaagents.co.uk  
 01274 869671

