

Property Professionals
for Five Decades



Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists
in Bradford and Beyond



15 Oxley Gardens, Low Moor, Bradford, BD12 0AN

A RARE OPPORTUNITY has arisen to purchase this SPACIOUS MAISONETTE FIRST FLOOR apartment, Currently providing ONE DOUBLE BEDROOM being further enhanced with an ADDITIONAL STUDY ROOM, nice size kitchen and DG. Situated in this popular residential location being handy for the local amenities on offer and having good access for the transport links and Motorway network to surrounding towns. The property would many buyers especially those looking to downsize at an AFFORDABLE PRICE and is offered with NO CHAIN by a MOTIVATED SELLER.

£55,000



Wibsey Office: 140 High Street, Wibsey, Bradford BD6 1JZ

T: 01274 601 119 E: wibsey@robertwatts.co.uk

robertwatts.co.uk | robertwatts.tv



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ENTRANCE

Stairs leading to apartment with spacious inner hall with useful airing cupboard

LOUNGE 13'6" x 9'11" (4.11m x 3.02m)

KITCHEN 11'8" x 7'8" (3.56m x 2.34m)

A selection of wall and base units, worktops with stainless steel sink unit, splash back tiled walls, free standing cooker and fridge freezer (included in the sale). Useful store cupboard housing water tank

BEDROOM 14'4 x 9'10" (4.37m x 3.00m)

Good size walk in cupboard

OCCASIONAL ROOM/STUDY 7'2" x 5'11" (2.18m x 1.80m)

Could be utilized as a single guest room (no window)

OUTSIDE

Communal areas

LEASEHOLD

N.B. Our client has advised us that this property is leasehold, this information should be verified by your solicitor prior to proceeding with any purchase. Additional management charges / ground rent may be payable. Please contact the office for any further details.

DIRECTIONS

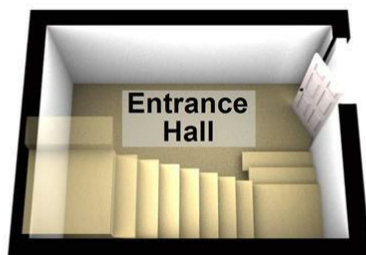
From Wibsey office, proceed down High Street to Odsal Top. At the roundabout turn right onto Huddersfield Road. Turn right onto Brentford Road (by the Drop Kick public house) and turn right onto Oxley Gardens and follow the road round.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

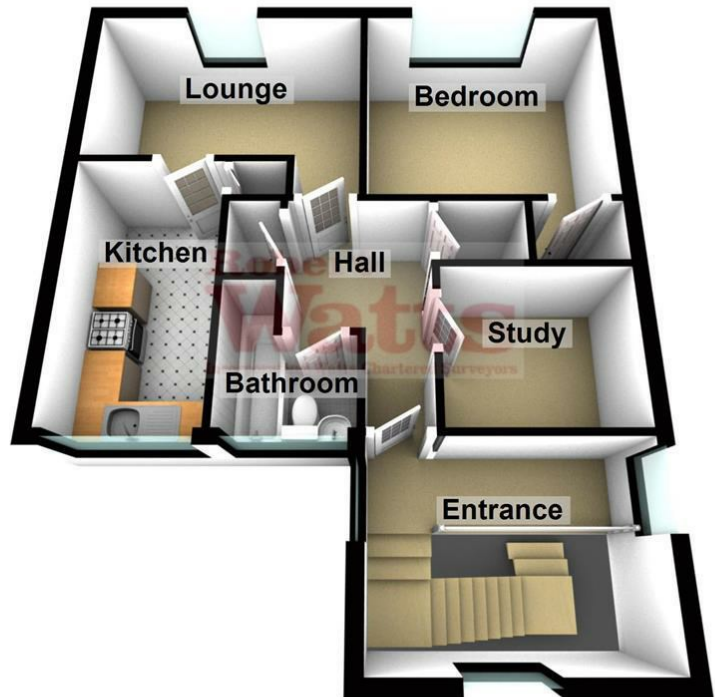
Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. these sales particulars do not constitute a contract or part of a contract.



Ground Floor Entrance



First Floor Flat



Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

