



Teasel Close, Oakenshaw,

£140,000

**** BUNGALOW ** SEMI DETACHED **TWO BEDROOMS ** GARAGE ** CONSERVATORY ****

This semi detached true bungalow is situated in a quiet cul-de-sac location and would make a perfect opportunity for anybody downsizing. Ideally located for amenities, bus routes, Low Moor Train Station and motorway links. Benefits from a conservatory, gas central heating and hardwood double glazing. Briefly comprises of a hallway, lounge, kitchen, two bedrooms and a conservatory. To the outside there is a lawned garden to the front a patio garden to the rear and a driveway leading to a single garage.



This semi detached true bungalow is situated in a quiet cul-de-sac location and would make a perfect opportunity for anybody downsizing. Ideally located for amenities, bus routes, Low Moor Train Station and motorway links. Benefits from a conservatory, gas central heating and hardwood double glazing. The accommodation briefly comprises of a hallway, lounge, kitchen, two bedrooms and a conservatory. To the outside there is a lawned garden to the front a patio garden to the rear and a driveway leading to a single garage.

Entrance

With an oak floor and a radiator.

Kitchen

10'10" x 9'5" (3.30m x 2.87m)

Having fitted wall and base units, complementary worktops, tiled splash back, oven, hob and extractor fan, stainless steel sink unit, plumbing for an automatic washing machine and a double glazed window.

Lounge

16'2" x 11'5" (4.93m x 3.48m)

Having an electric fire, radiator and a double glazed window.

Bedroom One

15'5" x 11'4" (4.70m x 3.45m)

Having fitted wardrobes, radiator and a double glazed window.

Bedroom Two

10'3" x 9'6" (3.12m x 2.90m)

With an oak floor, radiator and a double glazed window.

Conservatory

9'10" max x 8'10" (3.00m max x 2.69m)

With a double glazed window, radiator and a door leading to the rear garden.

Bathroom

Fitted with a three piece suite comprising low flush Wc, panelled bath with electric shower over, pedestal hand basin, tiled walls, radiator and a double glazed window.

External Details

To the outside there is a lawned garden to the front a patio garden to the rear and a driveway leading to a single garage. there are borders with mature trees, bushes and shrubs.



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| | 82 | | |
| | 67 | | |

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
 website www.sugdensesstates.co.uk



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

