



29 Oakroyd Avenue, Bradford, BD6 1RG
£190,000

Available with NO ONWARD CHAIN is this THREE BEDROOM SEMI DETACHED home ideally located towards the end of a pleasant cul-de-sac in the popular Wibsey area. The property benefits from gas central heating and double glazing and has good size gardens to front and rear with a long driveway which leads to a detached garage.

Located in the heart of the popular village of Wibsey within close proximity to a wide range of amenities, well regarded schools and transport links, this semi detached home would suit a variety of potential buyers, in particular first time buyers and young families. Internal inspection is recommended to appreciate the excellent position and undoubted potential to improve and add value to what we expect to be a very popular property.

COUNCIL TAX BAND - C

EPC RATING - TBC

GROUND FLOOR

ENTRANCE

Entrance hallway with a central heating radiator and stairs to the first floor.

LOUNGE

The main reception space is open to the dining area so allows for light from both front and rear. Gas fire with decorative surround, double glazed window and a central heating radiator.

DINING

To the rear of the property and open to the lounge with a double glazed window and a central heating radiator.

KITCHEN

Fitted with a range of wall and base units to three sides with a contrasting work surface over incorporating a sink and mixer tap. Electric oven with hob and extractor over. Plumbing for a washing machine, double glazed window, door to the rear, laminate flooring, central heating radiator and useful pantry storage.

FIRST FLOOR

LANDING

Loft access and a double glazed window.

BEDROOM

Double bedroom to the front elevation with a double glazed window and a central heating radiator.

BEDROOM

Double bedroom to the rear elevation with a double glazed window and a central heating radiator.

BEDROOM

The third bedroom is to the front of the property and has a double glazed window and a central heating radiator.

BATHROOM

Fitted bathroom suite comprising of a low flush wc, hand wash basin and bath. Double glazed window and a central heating radiator.

EXTERNAL

The property sits in a generously sized plot with good size lawned garden to the front, a driveway leads down the side of the residence to a detached garage and to the rear an enclosed garden with patio, lawn and established plants and shrubs to the borders.

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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 