



**Cross Street, Oakenshaw,**

**£125,000**

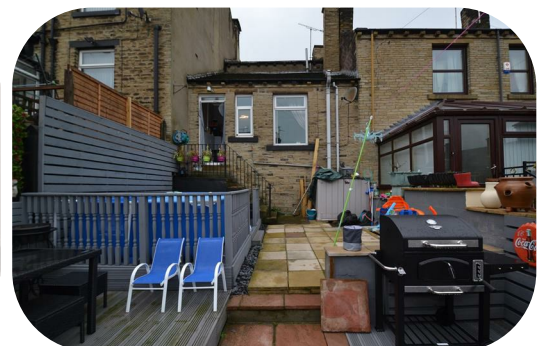
\* EXTENDED TERRACE \* TWO BEDROOMS \* CLOSE TO AMENITIES \* MODERN BATHROOM \*  
\* DECKING & PATIO TO REAR

This extended two bedroom terrace property would make an ideal purchase for an FTB/Young Couple. Ideally located for 'The Greenway', Low Moor Train Station, motorway links and local schools.

Having a white fitted kitchen, modern house bathroom, GCH, DG and a garden to the rear.

The accommodation briefly comprises entrance vestibule, lounge, kitchen, dining room (currently used as a bedroom) and a cellar. There are two first floor bedrooms and a house bathroom.

To the outside there is a tiered decking and patio to the rear.



## Entrance Vestibule

With radiator and tiled floor.

## Lounge

16'5" x 14'2" (5.00m x 4.32m)

With living flame gas fire in fireplace surround, radiator, double glazed window.

## Kitchen

12'9" x 6'4" (3.89m x 1.93m)

Fitted kitchen having a range of white wall and base units incorporating sink unit, oven, hob, plumbing for auto washer, radiator.

## Cellar

Useful storage.

## Dining Room

12'8" x 10'3" (3.86m x 3.12m)

With radiator, double glazed window. Currently used as a bedroom.

## First Floor

With radiator.

## Bedroom One

10' x 9'3" (3.05m x 2.82m)

With radiator and double glazed window.

## Bedroom Two

10'2" max x 7'4" (3.10m max x 2.24m)

With useful storage, radiator and double glazed window.

## Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator, extractor fan.

## Exterior

To the outside there is a well maintained tiered garden to the rear with patio and decking.

## Directions

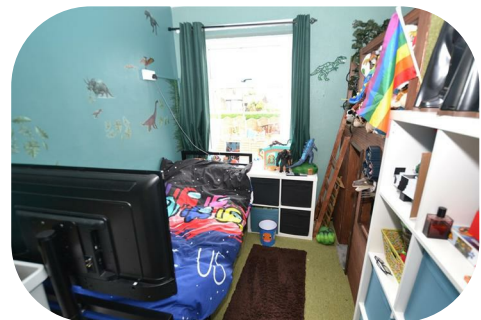
From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, after 0.8 miles at Chain Bar roundabout take the 3rd exit onto Bradford Rd, after 0.9 miles turn left onto Wyke Ln, right onto Cross St and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

A



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	Rating	Current	Potential	Rating
		Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
		(92 plus) <b>A</b>			(92 plus) <b>A</b>
		(81-91) <b>B</b>			(81-91) <b>B</b>
		(69-80) <b>C</b>			(69-80) <b>C</b>
		(55-68) <b>D</b>			(55-68) <b>D</b>
		(39-54) <b>E</b>			(39-54) <b>E</b>
		(13-38) <b>F</b>			(13-38) <b>F</b>
		(1-12) <b>G</b>			(1-12) <b>G</b>
		Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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