



Frogmoor Avenue, Oakenshaw,

£190,000

* SEMI DETACHED * THREE BEDROOMS * READY TO MOVE INTO * CUL-DE-SAC *

* POPULAR LOCATION * CLOSE TO LOW MOOR TRAIN STATION * GARDEN * PARKING *

This 'ready to move into' three bedroom modern semi detached house is situated in this popular cul-de-sac location, which benefits from easy access to the M62, surrounding towns and local schools.

The well presented home is within walking distance of the Low Moor train station linking Bradford and Halifax. Benefits from a modern fitted kitchen, en-suite shower room, gas central heating, double glazing and alarm system.

To the outside there is a rear garden, together with a driveway providing off street parking.



Entrance

With radiator.

Cloakroom/WC

With two piece suite comprising low suite wc, pedestal wash basin, radiator and double glazed window.



Lounge

13'7" x 12'8" (4.14m x 3.86m)

With radiator and double glazed window.

Dining Room

10'3" x 7'3" (3.12m x 2.21m)

With radiator, French doors to rear.

Kitchen

10'2" x 6'1" (3.10m x 1.85m)

Modern fitted kitchen having a range of wall and base units incorporating oven, hob, extractor fan, plumbing for auto washer, plumbing for dishwasher, tiled splashback, double glazed window.



First Floor Landing

With radiator.

Bedroom One

14'10" x 8'5" (4.52m x 2.57m)

With radiator, double glazed window and storage cupboard. En Suite Shower Room;



En Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Bedroom Two

8'9" x 7'4" (2.67m x 2.24m)

With radiator and double glazed window.

Bedroom Three

6'2" x 7'2" (1.88m x 2.18m)

With radiator and double glazed window.



Bathroom

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

Exterior

To the outside there is a lawned and patio garden to the rear, together with driveway parking.



Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd, at Chain Bar roundabout take the 3rd exit onto Bradford Rd, continue onto Cleckheaton Rd, turn right onto Frogmoor Ave and the property will be seen displayed via our For Sale board.

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 ₂) Rating	
		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	
(11-20) G		(11-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	