



**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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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