



**Providence Crescent, Oakworth,**

**£215,000**

**\*\*THREE BEDROOMS \*\* SEMI DETACHED \*\*OAKWORTH VILLAGE \*\***

**\*\* CALL SUGDENS TO VIEW \*\*** This three bedroom semi detached is situated in the enviable location of Oakworth Village which boasts local amenities a popular first school last ofsted rating outstanding, park, mini supermarket, and surround by delightful countryside. An ideal purchase for the growing family is this well presented property with extensive rear gardens, driveway and single garage.





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**Entrance Hallway**

Having a radiator and under stairs storage.

**Lounge**

14'4" x 10'5" (4.37m x 3.18m)

Having fitted wall units and shelving, radiator and a double glazed window.

**Dining Kitchen**

17'6" x 8'11" (5.33m x 2.72m)

Having fitted cream wall and base units, sink unit, tiled splash back, plumbing for an automatic washing machine, oven, hob and extractor hood, radiator, double glazed window and a patio door leading to the rear garden.

**First Floor Landing**

Having a double glazed window.

**Bedroom One**

13'7" x 9'4" (4.14m x 2.84m)

With modern fitted wardrobes and vanity sink unit, radiator and a double glazed window.

**Bedroom Two**

10'4"x 9'11" (3.15mx 3.02m)

With a radiator and a double glazed window.

**Bedroom Three**

10'4" x 6'10" (3.15m x 2.08m)

With a radiator and a double glazed window.

**Bathroom**

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

**Occasional Room**

Having a velux window.

**External Details**

To the rear of the property there is a good sized enclosed garden with lawn and patio area. There is a driveway leading to a single garage.



**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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <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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