



Oakdale Drive, Ravenscliffe,

£139,950

* SEMI DETACHED BUNGALOW * TWO/THREE BEDROOMS * NO ONWARD CHAIN *
* TWO GARAGES * CUL-DE-SAC LOCATION * AMPLE DRIVEWAY PARKING *

Available with no onward chain, is this two/three bedroom semi detached bungalow.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance hall, lounge, kitchen, utility/occasional room/office, two bedrooms and bathroom.

To the outside there are gardens, driveway and two garages.



Entrance Hall

Occasional Bedroom/Office/Utility Room

8'3" x 5'8" (2.51m x 1.73m)
With plumbing for auto washer.

Lounge

15'3" x 10'7" (4.65m x 3.23m)
With electric fire in feature fireplace surround, radiator.

Kitchen

8'8" x 8' (2.64m x 2.44m)
With wall and base units incorporating stainless steel sink unit, gas cooker, radiator.

Bedroom One

11'3" x 10'7" (3.43m x 3.23m)
With radiator.

Bedroom Two

8'7" x 9'8" (2.62m x 2.95m)

Bathroom

Three piece suite, part tiled walls and heated towel rail.

Exterior

To the outside there is a garden to the front, ample driveway parking to the side leading to two garages, together with a lawned garden to the rear.

Directions

From our office in Idle village take the right onto New St, continue onto Apperley Rd, turn right onto Leeds Rd/A657, right onto Harrogate Rd, left onto Ravenscliffe Ave, at the roundabout take the 1st exit and stay on Ravenscliffe Ave, go through two roundabouts, turn right onto Oakdale Dr and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A / Bradford



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
(13-38) F			(13-38) F		
(1-12) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		85			
		58			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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