



## Oswin Gardens, Bolton Woods,

**£180,000**

\* SEMI DETACHED \* TWO BEDROOMS \* CUL-DE-SAC LOCATION \* GREAT STARTER HOME \*  
\* MODERN KITCHEN & BATHROOM \* GARDENS & PARKING \*  
\* CLOSE TO FRIZINGHALL TRAIN STATION \*

A fantastic opportunity for either young family or first time buyer to purchase this delightful two bedroom modern semi detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The easy to maintain accommodation briefly comprises entrance, lounge, fitted breakfast kitchen, two first floor bedrooms and a modern house bathroom with white suite.

To the outside there are gardens and parking.



## Entrance

With radiator.



## Cloakroom

Plumbing only - sanitaryware not fitted.

## Lounge

15'2" x 10'2" (4.62m x 3.10m)

With laminated wood floor, radiator and store cupboard.



## Kitchen

13'5" x 7'9" (4.09m x 2.36m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas hob, electric oven, breakfast bar, radiator and upvc French doors to rear garden.

## First Floor Landing

### Bedroom One

13'6" x 10'3" (4.11m x 3.12m)

With radiator.



### Bedroom Two

10'9" x 7'4" (3.28m x 2.24m)

With radiator.

### Bathroom

Three piece modern white suite, part tiled walls and radiator.



### Loft

Part boarded. Accessed via a pull down ladder.

### Exterior

To the outside there is ample parking to the front, together with an enclosed garden to the rear.



### Directions

From our office in Idle village continue straight onto High St, at the top continue straight onto Westfield Ln, turn right onto Wrose Rd, continue onto Gaisby Ln, go through the roundabout, turn right to stay on Gaisby Ln, turn left onto Oswin Gardens, turn right to stay on Oswin Gardens and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

B / 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 <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	89	(92 plus) A	
(81-91) B	72	(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 <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	