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- MODERN TOWN HOUSE
  - WELL PRESENTED
  - INTEGRAL GARAGE
- THREE BEDROOMS & STUDY
  - ACCOMMODATION OVER 3 FLOORS
  - EPC RATING C

SUMMARY

\*\* MODERN TOWN HOUSE, THREE BEDROOMS & STUDY, WELL PRESENTED ACCOMMODATION OVER THREE FLOORS, DRIVE & INTEGRAL GARAGE, SMALL REAR GARDEN AREA, INTERNAL VIEWING ADVISED, EPC RATING C \*\*

FULL DESCRIPTION

A well presented, three bedroom plus study mid town house having accommodation over three floors. This property is situated in a cul de sac position within the popular Oakworth village with close proximity to local amenities, schooling and transport links. In brief comprises -

Ground Floor - Entrance Hall, useful utility room, w.c/shower cloak room, double bedroom and door to integral garage.

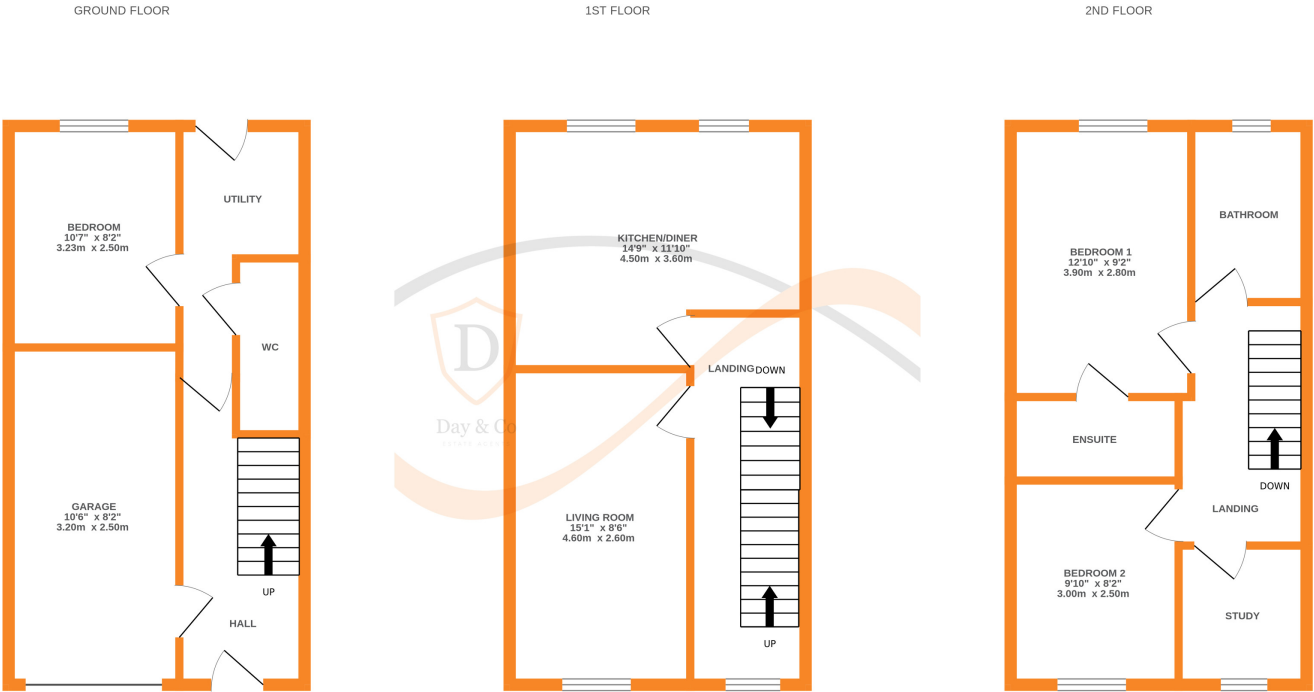
First Floor - Modern open plan kitchen diner with a range of fitted wall and base units, worktops, sink, two windows to the rear elevation, Living Room with windows to the front elevation.

Second floor - There are two good size double bedrooms, the main one with en- suite shower room, study with window to the front, family house bathroom.

Gas Central Heating & Double Glazing.

To the outside of the property there is a driveway with ample off street parking. To the rear of the property a small garden space for sitting out in a summer evening.

EPC Rating C



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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