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- DECEPTIVE SEMI-DETACHED HOUSE
- THREE BEDROOMS
- REAR GARDEN

- ACCOMMODATION OVER 3 FLOORS
- OFF ROAD PARKING
- EPC RATING C

## SUMMARY

\*\* WELL PRESENTED SEMI-DETACHED, ACCOMMODATION OVER THREE FLOORS, MODERN KITCHEN DINER, LOWER GROUND FLOOR ROOM WITH DOUBLE DOORS TO THE REAR GARDEN ALSO HAS A UTILITY & W.C ON THIS LEVEL, THREE BEDROOMS, OFF ROAD PARKING, POPULAR VILLAGE OF OAKWORTH, INTERNAL VIEWING ADVISED, EPC RATING C \*\*

## FULL DESCRIPTION

Day & Co are pleased to be marketing this deceptively spacious semi-detached house located in the popular village of Oakworth handily placed for access to the ever-popular Oakworth Primary School. This well presented property offers living accommodation over three floors and is well worthy of an internal viewing. In brief the accommodation comprises -

Ground Floor - Entrance Porch with tiled floor. Glazed door with leaded stained glass feature. Entrance Hallway with stairs to the first floor. Lounge with bay window and open fire. Kitchen/Diner Open plan kitchen/dining area with a modern range of wall and base units, worktops, sink, integrated fridge and dishwasher, oven and hob. Overhead extractor. Dining Area has feature exposed brickwork wall, two windows to the rear.

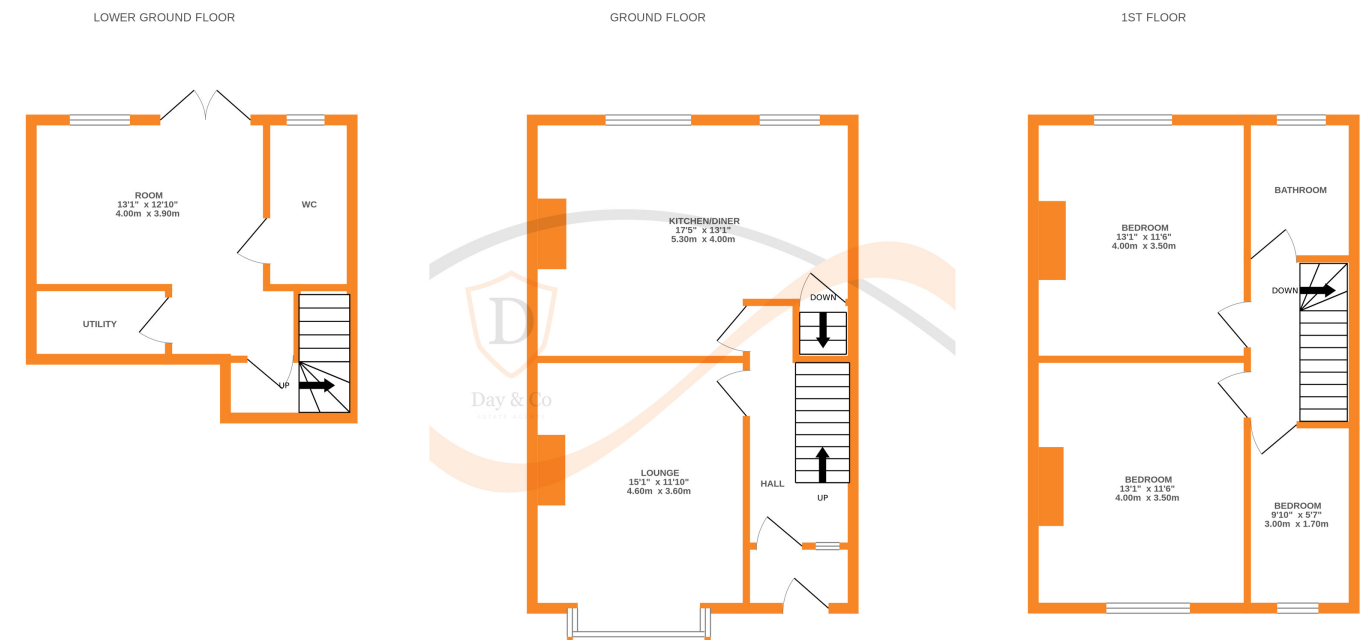
Lower Ground Floor - Multi Functional Room with double doors opening to the rear garden, separate WC and utility.

First Floor - Landing, Bedroom One with far reaching roof top views to the rear, Bedroom Two with windows to the front, Bedroom Three could be used as a study/single room/nursery. Bathroom with tiling, three piece suite comprising:- bath with shower, wash basin and wc.

Gas Central Heating & Double Glazing.

Outside - Off road parking to the front, enclosed garden to the rear.

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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