wild & griffiths
residential solutions

60 Yorkdale, Clarksfield, Oldham, OL4 3AP
Offers In The Region Of £199,950

A very smartly presented semi detached house in a popular location. The ground floor comprises entrance hall, lounge and dining area, kitchen diner and the family bathroom. The first floor offers two double bedrooms and his and hers shower room. The outside reveals a garden area at the front, a block paved driveway at the side providing off road parking and leading to the garage. The rear is private with a decked patio area, garden and children play room. Viewing comes highly recommended.

ACCOMMODATION

GROUND FLOOR

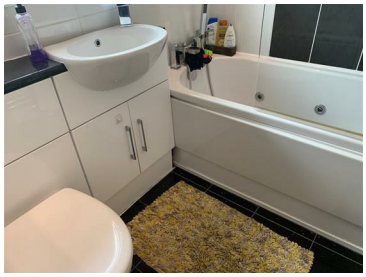
ENTRANCE HALL

LOUNGE & DINING AREA
18'4" x 15'1" (5.60 x 4.62)

KITCHEN DINER
12'3" x 12'4" (3.74 x 3.78)

Single drainer one and a half bowl sink unit. Gas hob, electric oven, grill and canopy extractor. A range of wall and base units with worktops and splash back tiling.

BATHROOM & WC
5'5" x 6'0" (1.67 x 1.84)



Three piece white suite, shower and shower screen, fully tiled walls and floor.

FIRST FLOOR

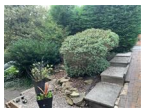
BEDROOM ONE
10'8" x 14'10" (3.27 x 4.53)

BEDROOM TWO
13'2" x 9'3" (4.03 x 2.82)

HIS & HERS SHOWER ROOM
4'2" x 15'3" (1.28 x 4.66)

Shower cubicle, two piece white suite, fully tiled walls and floor.

EXTERNALLY



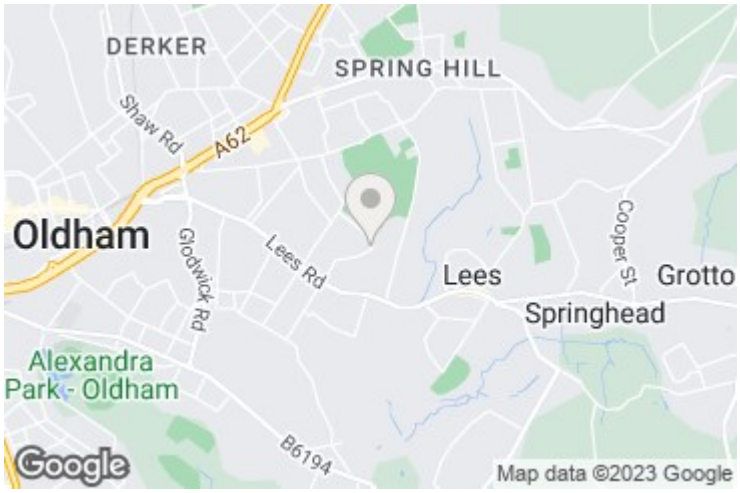
Garden at the front, driveway to the side leading to the garage. There is a private rear garden with decked patio area and a children playroom.

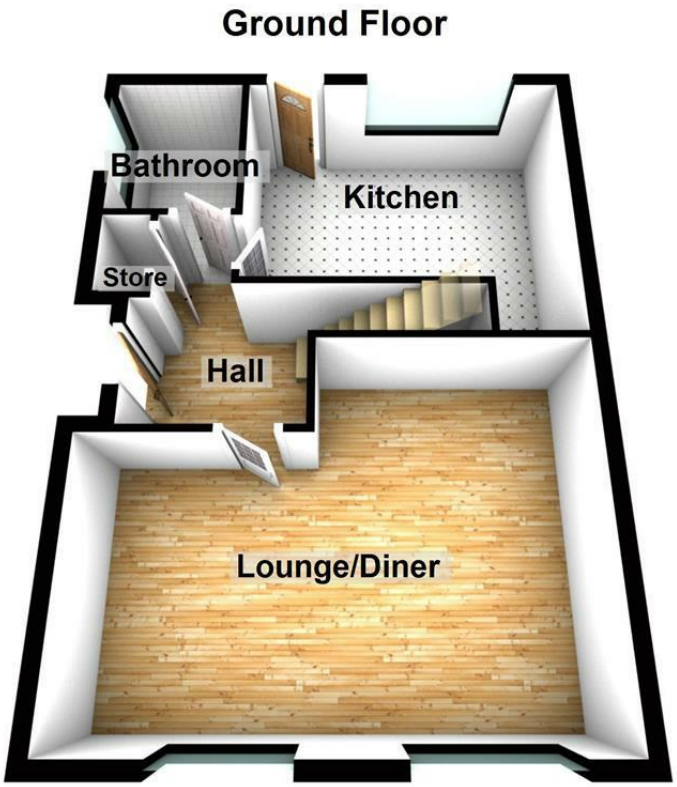
SERVICES -
All main services are installed.

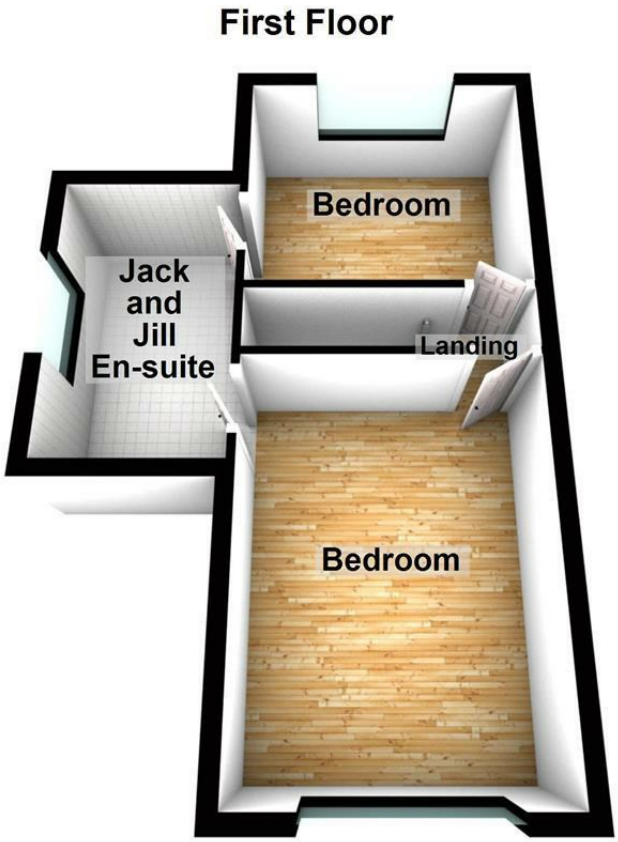
IMPORTANT NOTICE -
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

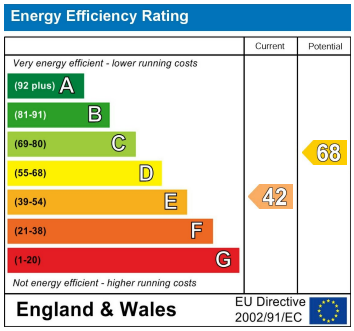
DISCLAIMER -
Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given

by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.









90 High Street, Lees, Oldham, OL4 5AA
T: 0161 626 3471
E: info@wildandgriffiths.co.uk
www.wildandgriffiths.co.uk

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