



34 Yorkdale, Clarksfield, Oldham, OL4 3AP
Offers Over £205,000

SPLIT LEVEL SEMI DETACHED | THREE BEDROOMS | LARGE REAR GARDEN | IDEAL FAMILY HOME |

The property on Yorkdale comprises of a ground floor entrance hall with stairs to the lower ground floor and first floor, cloaks & WC and bedroom three. The lower ground floor has a hall, lounge and kitchen. The first floor provides two bedrooms and a bathroom & WC. The outside offers a front garden, driveway at the side leading to the garage and a large rear garden. Viewing comes highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Stairs to the lower ground floor and first floor.

CLOAKS & WC



Two piece white suite.

BEDROOM THREE

10'5" x 8'6" (3.18 x 2.61)

LOWER GROUND FLOOR

HALL

LOUNGE

10'7" x 16'4" (3.25 x 5.00)



KITCHEN

7'11" x 12'8" (2.42 x 3.88)



Sink unit. Gas hob, electric oven and grill. A range of wall and base units with worktops and splash back tiling.

FIRST FLOOR

BEDROOM ONE

10'7" x 13'4" (3.23 x 4.07)



BEDROOM TWO

7'11" x 10'7" (2.43 x 3.25)



BATHROOM & WC

4'11" x 5'3" (1.52 x 1.61)



Three piece white suite, shower over the bath and shower screen.

LANDING

EXTERNALLY



Garden area at the front. Driveway to the side leading to the garage. The rear is large and private rear garden.

SERVICES -

All main services are installed.

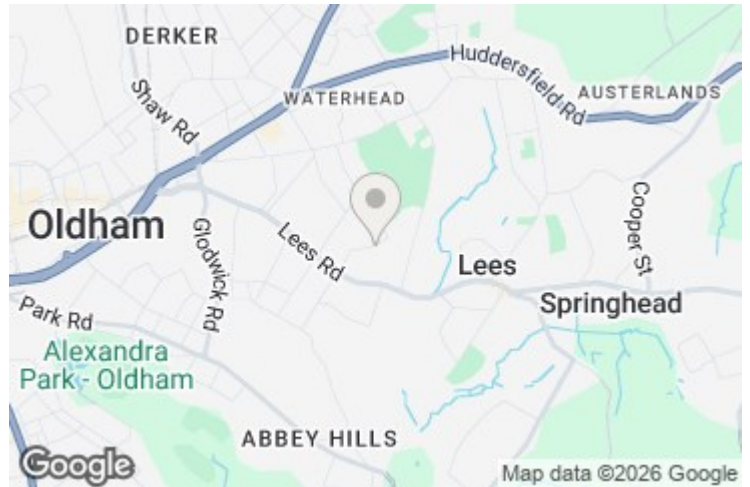
IMPORTANT NOTICE -

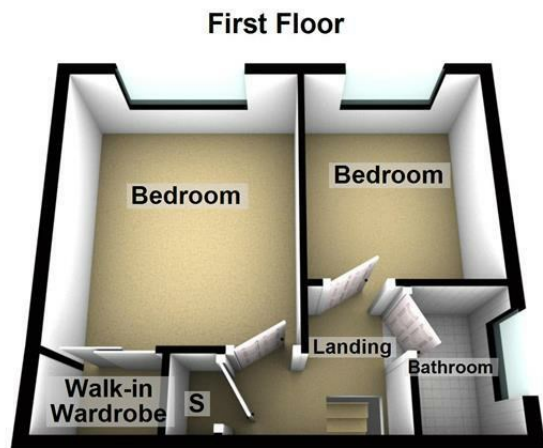
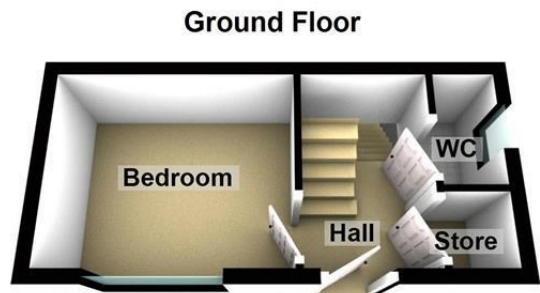
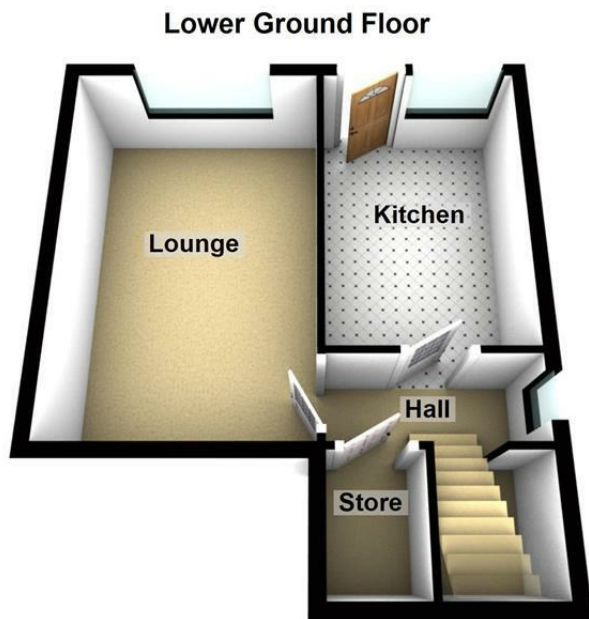
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	84
	EU Directive 2002/91/EC 	