



39 Beech Road, Odsal, Bradford, BD6 1ED

**** EXCEPTIONAL SEMI DETACHED ** FANTASTIC PROPERTY FOR FIRST TIME BUYERS/YOUNG FAMILIES ** GOOD SIZE PLOT ****

Having undergone a vast amount of improvements over recent years this well presented semi detached is an ideal purchase for those looking to 'step onto the housing ladder'. The lounge is enhanced by a feature media wall and large windows allowing plenty of natural light. Modern well equipped kitchen, contemporary shower room and TWO DOUBLE BEDROOMS (which could be made into three). Benefitting further from GCH & DG, externally the property has low maintenance garden to the front with driveway to the side and larger than average enclosed gardens to the rear, mainly laid to lawn with seating area. Situated within this increasingly popular part of BD6 which is ideal for commute to Halifax/Bradford, close to amenities and local schools.

£170,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f [RWEstateAgents](#) **t** [@robertwatts_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

39 Beech Road, Odsal, Bradford, BD6 1ED

SIDE ENTRANCE HALL

LOUNGE 15' x 10' (4.57m x 3.05m)

A beautiful room with pleasant outlook. Tastefully decorated throughout and media wall with built in electric fire and space for TV.

KITCHEN 9' x 7'11" (2.74m x 2.41m)

Selection of wall and base units, worktops sink and drainer. Oven hob and extractor, plumbing for washer. Splashback tiled walls. Understair store

LANDING

With loft access

BEDROOM 1 15' x 10' (4.57m x 3.05m)

Impressive main bedroom with 2 windows and radiators allowing potential to split. Pleasant outlook.

BEDROOM 2 10 x 6'10" (10 x 2.08m)

Good size bedroom 2

SHOWER ROOM 7' x 4' (2.13m x 1.22m)

Contemporary shower room with oversize corner shower cubicle, sink and w/c.

OUTSIDE

Sat on a good size plot which lends itself to possible extension (subject to permissions). Low maintenance area to the front, driveway to side and larger than average lawned gardens to the rear

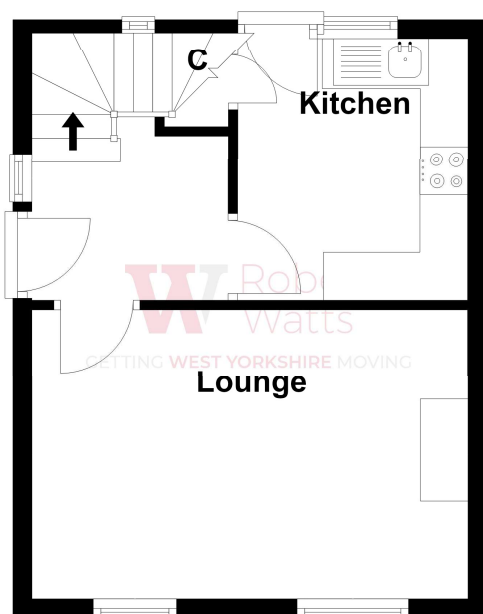
BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

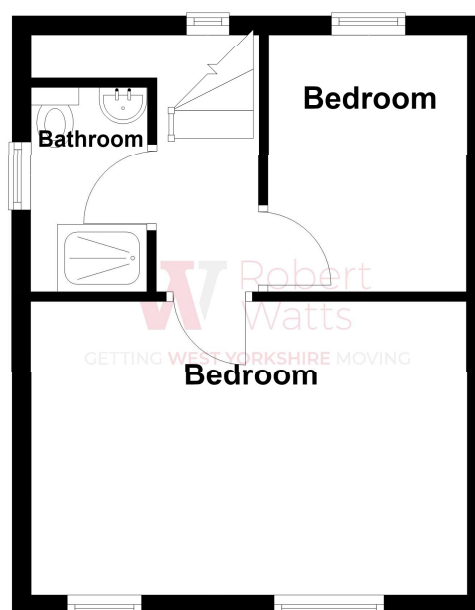
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor



39 Beech Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		