



7 Capa Terrace, Osdal, Bradord, BD6 1BA

**** LARGER THAN EXPECTED MODERN END TOWN HOUSE ** ENVIABLE CORNER POSITION ** FOUR BEDROOMS ****

Viewing is strongly advised for this lovely end town house with accommodation sat over 3 floors allowing an IMPRESSIVE 25ft Master bedroom with en-suite occupying the top floor and first three double bedrooms to the first floor with house bathroom, welcoming lounge with stylish media wall, well equipped breakfast kitchen and cloakroom. Externally, the plot offers lots of potential having large lawns with patio area and a good size outbuilding that can be utilised having power and light. Benefitting from GCH DG parking to the front plus additional parking bay. Well presented throughout and providing great space for a growing family. Situated within the Odsal, BD6 area which is ideal for many amenities, schools, motorway links and train station. VIEWING IS STRONGLY ADVISED

Offers Over £250,000

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

f RWEstateAgents **T** @robertwatts_

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ENTRANCE HALL

LOUNGE 19'2" x 12'7" (5.84m x 3.84m)

Great size reception room with impressive media wall housing contemporary electric fire and laminate flooring. Useful understair store cupboard

BREAKFAST KITCHEN 15'9" x 9'8" (4.8m x 2.95m)

Modern fitted kitchen with an array of wall and base units, granite worktops incorporating breakfast bar, oven hob, extractor. Built in fridge freezer, plumbing for washer, dishwasher and space for under counter appliances. Patio doors leading to rear

CLOAKROOM

Off from the kitchen with sink and W.C

FIRST FLOOR

BEDROOM TWO 12'11" x 9'1" (3.94m x 2.77m)

BEDROOM THREE 12'11" x 6'6" (3.94m x 1.98m)

BEDROOM FOUR 9'1" x 9'3" (2.77m x 2.82m)

FAMILY BATHROOM

Air bath with shower over, sink and W.C. Fully tiled walls

SECOND FLOOR

Dedicated to the master en-suite

MASTER BEDROOM 25'10" x 15'9" (7.87m x 4.8m)

Stunning master bedroom with an array of fitted bedroom furniture and en-suite facilities

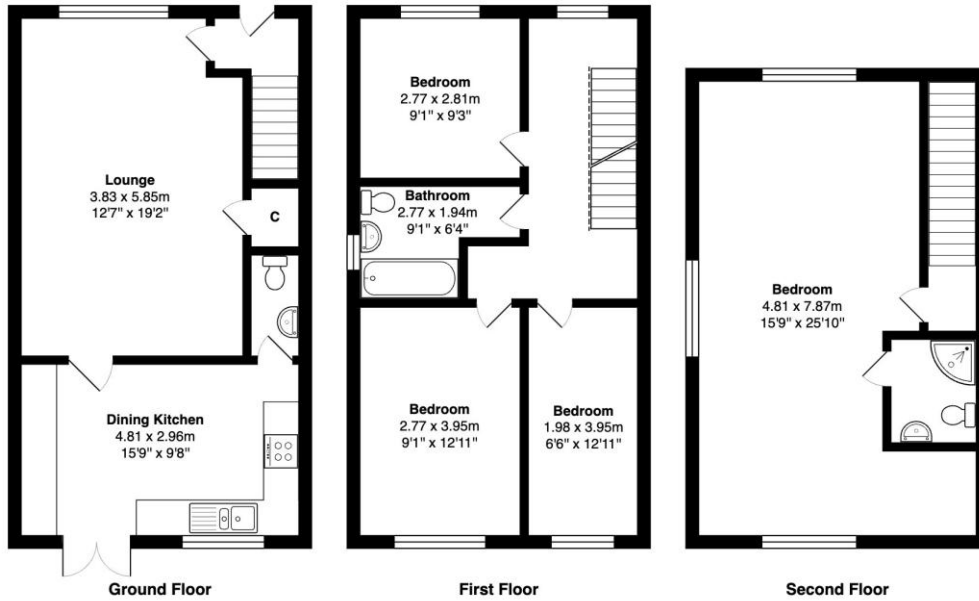
ENSUITE

Fully tiled with corner shower cubicle, sink and W.C

OUTSIDE Sat on an enviable plot with large gardens to the rear and side creating potential for possible extension (subject to permissions). Mainly laid to lawn with patio seating area and The large outbuilding can offer any potential purchase a great opportunity and possible 'annex' (subject to permissions) as there is power, light, water and plumbing within. Perfect space for family entertainment. Sat in a courtyard position there is a block paved drive at the front with additional parking bay and visitor parking

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.





Total Area: 124.0 m² ... 1334 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

01274 601119
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