



55 Smith Avenue, Odsal, Bradford, BD6 1HH

**** VIEWING ADVISED ** POPULAR STYLE OF SEMI DETACHED ** LARGE GARDENS TO THE REAR ****
Situated within this popular residential part of BD6 is this SEMI DETACHED briefly comprising: entrance hall, lounge, dining kitchen, THREE BEDROOMS and family bathroom. Externally are gardens to the front (potential to create off road parking subject to permissions) and larger than average gardens to the rear. Ideal from first time buyers and young families as an affordable home with space inside and out! **BOOK YOUR VIEWING TODAY**

£110,000

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ENTRANCE VESTIBULE

LOUNGE 15'5" x 11'1" (4.7m x 3.38m)

Feature fire surround, marble effect inset and hearth. Living flame gas fire

DINING KITCHEN 15'5" x 8'9" (4.7m x 2.67m)

Well equipped fitted kitchen incorporating a range of dark oak effect wall and base units, worktops, sink unit. Built in eye level double oven, separate hob and extractor. Splashback tiled walls. Plumbed for auto washer. Useful store pantry (plumbed for auto washer and vent for tumble dryer).

REAR VESTIBULE

Ground floor W.C and store

FIRST FLOOR LANDING

BEDROOM ONE 10'5" (3.18) PLUS ROBES x 7'11" (2.41)

Fitted wardrobes

BEDROOM TWO 9'8" x 9'6" (2.95m x 2.9m)

Useful walk in store closet

BEDROOM THREE 8'10" x 7'1"MAX (2.7m x 2.16mMAX)

Fitted overhead storage.

BATHROOM

Three piece suite, fitted over bath shower. Splashback tiled walls

OUTSIDE

Enclosed mature garden with timber decking. Patio and shrub/tree screening to rear. Pleasant garden to front

FURTHER INFORMATION

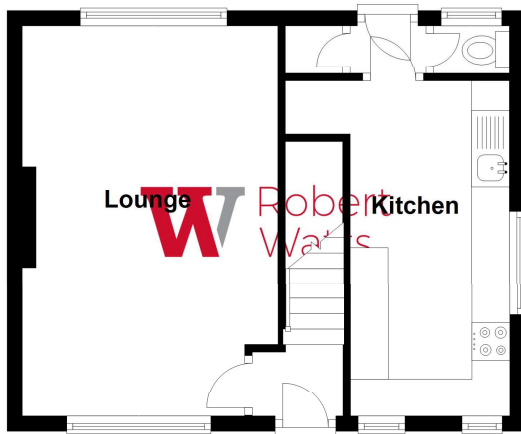
Council Tax - Band A

Tenure - Freehold

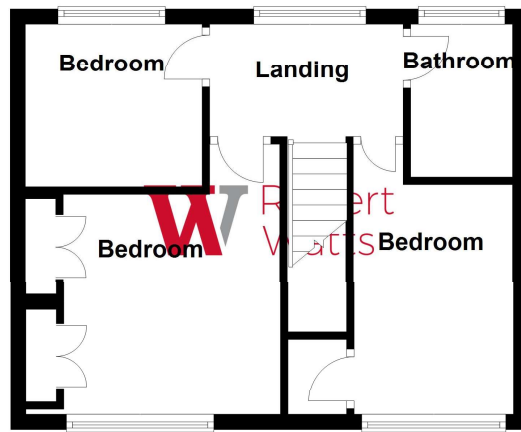
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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