



48 Beech Road, Odsal, Bradford, BD6 1ED

**** STUNNING EXAMPLE OF IT'S TYPE ** EXTENDED SEMI DETACHED ** MODERN THROUGHOUT ** CUL DE SAC LOCATION **** Step inside this lovely family home, well presented and offers an abundance of space for families to enjoy both inside and out. Large entrance hallway provides access through to the inner hall with steps leading to the first floor. Lounge with two windows allowing plenty of natural light, large dining kitchen, modern throughout, additional sitting room, wash facility and utility area complete the ground floor, which could be utilised if potential buyers require a ground floor bedroom. To the first floor are a further **FOUR BEDROOMS** and family bathroom. Externally, is plenty of off road parking to the front and pleasant gardens to the rear. Situated with the BD6 area which has many amenities close by, Low Moor train station, schools and commute to city centre. **BOOK YOUR VIEWING TODAY**

£280,000

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ENTRANCE HALLWAY 14'10" x 4'9" (4.52m x 1.45m)

Large inviting entrance hallway

LOUNGE 15'1" x 10'10" (4.6m x 3.3m)

Tastefully decorated with two windows

DINING KITCHEN 20'10" x 9'5" (6.35m x 2.87m)

Impressive dining kitchen, ideal for family gatherings. Modern throughout with a selection of wall and base units, worktops sink and drainer. Many integrated appliances and store area

SITTING ROOM

Off from the kitchen with patio doors leading to the rear gardens

UTILITY ROOM

Plumbing for automatic washing machine and space for dryer

EN-SUITE

Shower, sink and W.C

BEDROOM ONE 14'2" x 8'6" (4.32m x 2.6m)

BEDROOM TWO 9'11" x 9'10" (3.02m x 3m)

BEDROOM THREE 10'9" x 9'10" (3.28m x 3m)

Max overall as 'L' shaped room

BEDROOM FOUR 10'5" x 6'10" (3.18m x 2.08m)

BATHROOM

Stunning family bathroom, four piece with freestanding double ended bath, corner shower cabin, sink and W.C

OUTSIDE

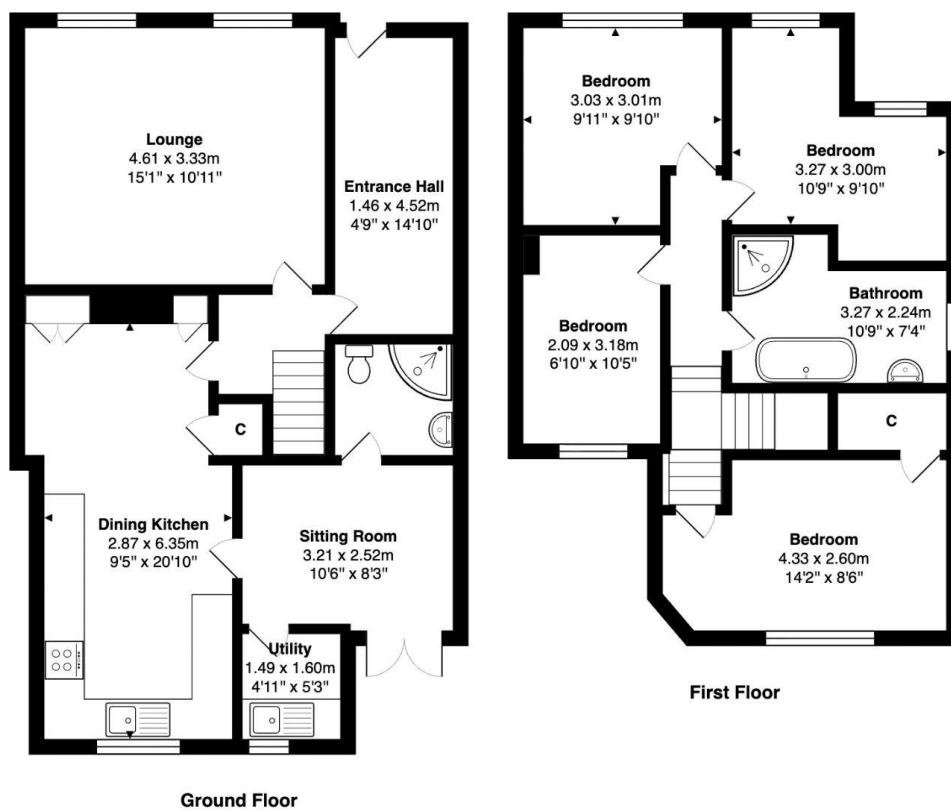
Off road parking for several cars to the front. Pleasant gardens to the rear with decked seating area, lawn and large store

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.





Total Area: 117.5 m² ... 1265 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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