



55 White Lane, Odsal, Bradford, BD6 1AS

**** OFFER WITH NO CHAIN ** EXTENDED WITH LARGE GARDENS TO THE REAR ** FANTASTIC FIRST TIME PURCHASE **** Step inside this lovely GRADE II listed end terraced cottage which has been decorated and carpeted and has an abundance of character, space and charm. Briefly comprising: entrance vestibule, good size lounge with traditional features and a stunning wood burner stove being the focal point of the room, plus kitchen extension. TWO first floor bedrooms with landing storage and modern bathroom. Externally, are gardens to the front with off road parking, additional shared access leading to the rear. The larger than expected gardens to the rear have paved seating area and garden, an ideal space for entertaining backing onto woodland. We feel this is an ideal property for first time buyers or those looking to downsize. Close to many amenities and ideal for commute via the motorway network or Low Moor train station.

£139,995

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ENTRANCE VESTIBULE

LOUNGE 17'2" (5.23) x 15'6" (4.72) max overall

Great size lounge with open stairs leading to the first floor. Exposed beams and impressive fireplace with working log burner and stone hearth. Patio door leading to the rear

KITCHEN 9'3" x 5'7" (2.82m x 1.7m)

Fitted kitchen with a range of wall and base units, worktops, sink and drainer. Oven, hob and extractor, plumbing for washer. Windows to front and rear allowing plenty of natural light

FIRST FLOOR Landing area with built in wardrobes incorporating drawers

BEDROOM ONE 9'5" x 9'7" (2.87m x 2.92m)

Cupboard housing boiler

BEDROOM TWO 9'5" x 6'5" (2.87m x 1.96m)

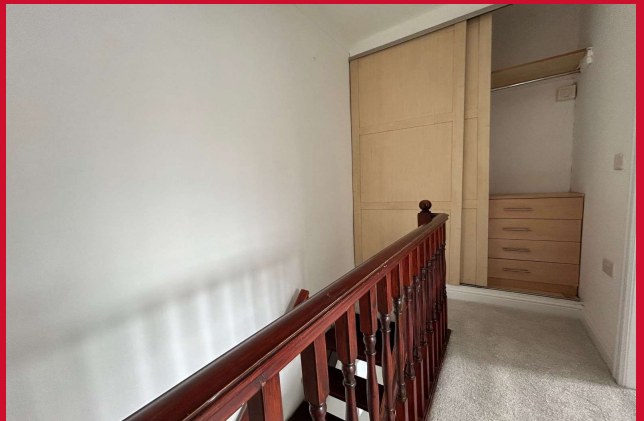
BATHROOM Three piece suite with shower over bath, sink and W.C. Tiled walls

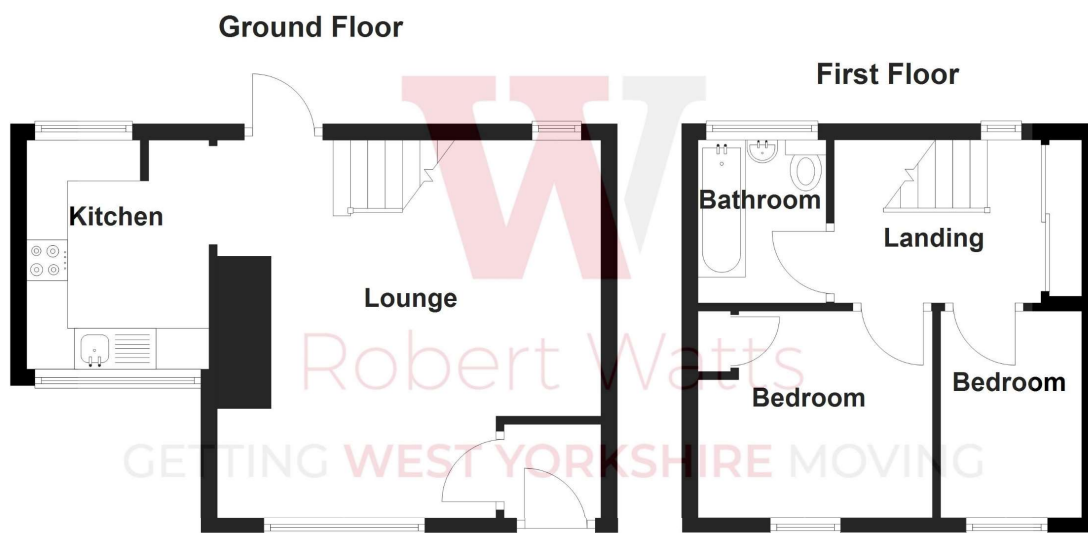
OUTSIDE Sat on a pleasant plot position with Astro Turf lawn to the front and parking bay. Gated shared access to the side leading to the rear of the property. Impressive gardens to the rear with large patio area and gardens backing onto wooded area allowing a semi rural feel

GRADE II DISCLAIMER NB: THE UPVC CURRENTLY INSTALLED IN THIS PROPERTY IS NON COMPLIANT WITH GRADE II LISTING REQUIRMENTS. WE ADVISE YOU TO CLARIFY WITH YOUR SOLICITOR.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		