



The Croft, 14 White Lane Top, Odsal, Bradford, BD6 1AF

NO CHAIN - EXCELLENT THROUGH COTTAGE in the Heart of Wibsey Village. Offering TWO BEDROOM accommodation with The Oldie World Charm and character yet with a modern twist! Having had many improvements over the years to include: replacement windows and doors, fitted kitchen, boiler and decoration throughout! We feel this is an ideal First Time Buy or those looking to downsize and benefits further from Off Road Parking, Larger than expected gardens with southerly aspect, plus additional garden space to rear. With easy reach of the village amenities and the motorway network M606/M62. Contact our Wibsey office today to book your viewing.

£120,000

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Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

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ENTRANCE HALLWAY

LOUNGE 11'7" (3.53) x 11'5" (3.48) combined

LOUNGE/KITCHEN AREA 18'8" x 13'3" (5.7m x 4.04m)

Recently fitted kitchen with a selection of wall and base units. Worktops and sink unit. Built in oven/microwave, induction hob and extractor. Marble fireplace housing electric fire. Door leading to rear and small basement area

BEDROOM ONE 11'7" x 11'9" (3.53m x 3.58m)

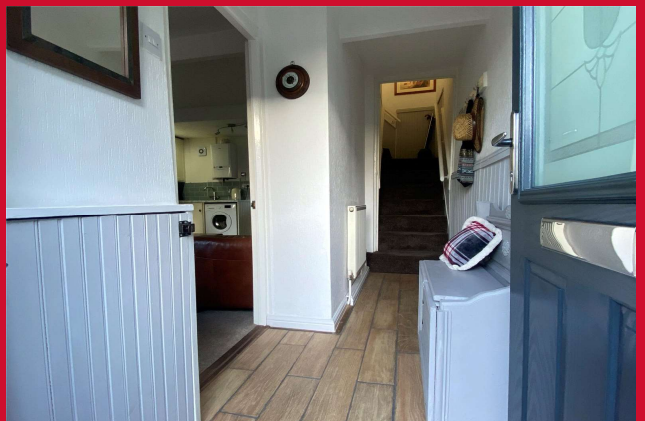
BEDROOM TWO 6'5" x 8'9" (1.96m x 2.67m)

BATHROOM Modern three piece white suite with shower over bath

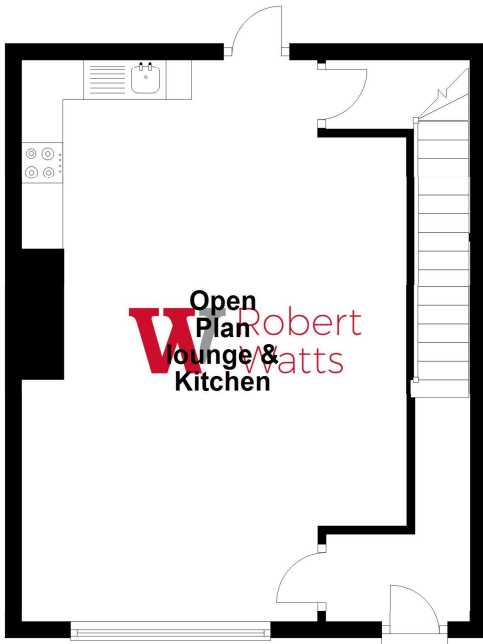
OUTSIDE Pleasant gardens to front with southerly aspect, paved seating area and off road parking. Small open garden to the rear that neighbouring properties have access rights over

FURTHER INFORMATION Council Tax - Band A
Tenure - Freehold

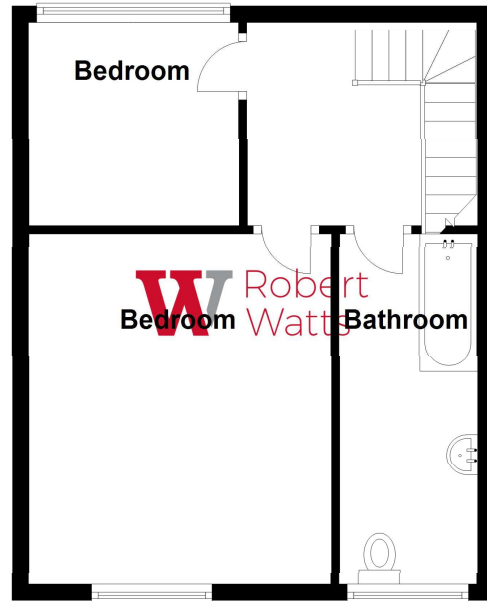
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		90
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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