



## 11 Northern View, Odsal, Bradford, BD6 1AA

**\*\* NO CHAIN \*\* FANTASTIC YOUNG FAMILY HOME \*\* MODERN DETACHED WITH FORMER GARAGE UTILIZED AS A BEDROOM \*\*** Situated within this select Persimmon Homes 2014 development is this **FOUR GOOD SIZE BEDROOM** property. Having **DINING KITCHEN & MASTER EN-SUITE** the garage conversion makes all the difference to allow the additional space to be used as a playroom/sitting room/bedroom. Externally are pleasant gardens to rear mainly laid to lawn, ideal for entertainment, and parking to the front. The property affords easy access to all local shopping, schooling and transport facilities along with the motorway network (M606/M62) a short distance away. Internal inspection of this property is strongly recommended to fully appreciate its size and standard.

**£229,950**

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

**f** RWEstateAgents **T** @robertwatts\_

arla | propertymark naea | propertymark

# 11 Northern View, Odsal, Bradford, BD6 1AA

## LEASEHOLD

N.B. Our client has advised us that this property is leasehold, this information should be verified by your solicitor prior to proceeding with any purchase. Additional management charges / ground rent may be payable. Please contact the office for any further details.

## ENTRANCE VESTIBULE

Providing access to former garage

## FORMER GARAGE / BEDROOM FOUR 15'7" x 7'8" (4.75m x 2.34m)

## LOUNGE 15'9" x 10'4" max (4.8m x 3.15m max)

## INNER HALL

Stairs to first floor and cloakroom off

## CLOAKROOM

Sink and W.C

## DINING KITCHEN 18'10" x 8'3" (5.74m x 2.51m)

Fitted kitchen with a range of wall and base units. Worktops, sink and drainer. Oven, hob and extractor, plumbing for washer and dish washer. Patio doors leading out to the rear garden

## LANDING AREA

## MASTER BEDROOM 13'9" x 9'8" (4.2m x 2.95m)

Fitted sliding mirror door wardrobes

## EN-SUITE

Oversized shower cubicle, sink and W.C

## BEDROOM TWO 9'9" x 8'8" max (2.97m x 2.64m max)

Fitted wardrobes

## BEDROOM THREE 9'10" x 7'11" (3m x 2.41m)

## BATHROOM

Family sized three piece bathroom suite

## OUTSIDE

Lovely sized, enclosed rear garden mainly laid to lawn and parking to the front

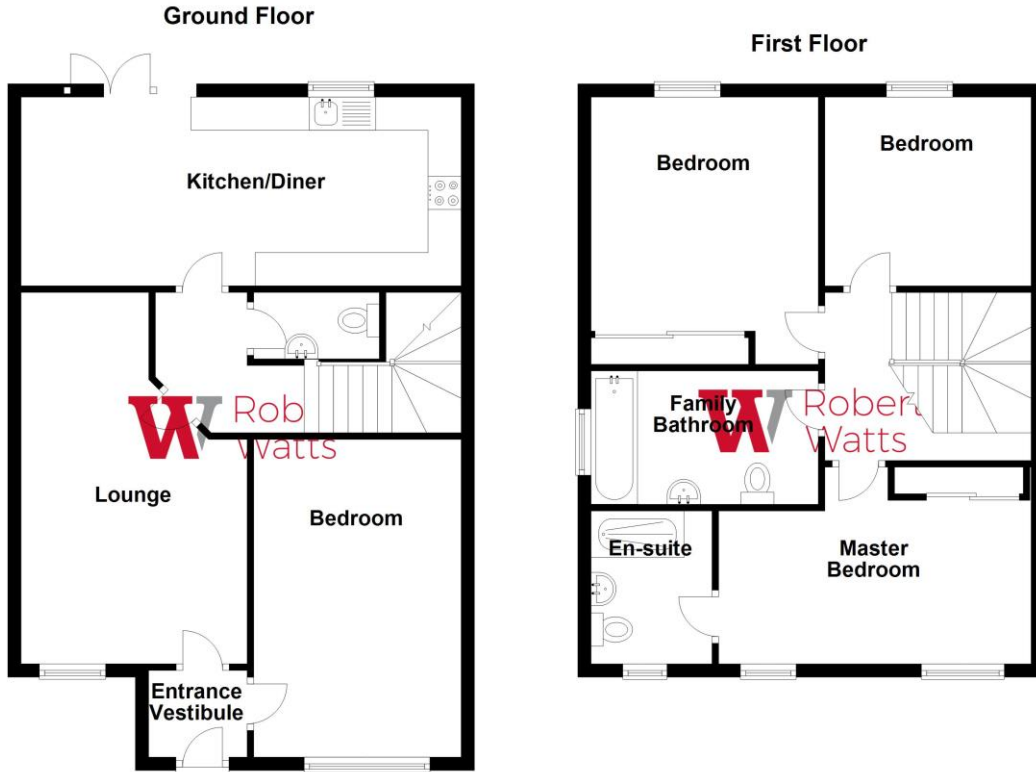
## FURTHER INFORMATION

Council Tax - Band D

Tenure - Leasehold

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.





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
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>81</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

**f** RWEstateAgents **t** @robertwatts\_

arla | propertymark nea | propertymark