



## 166 Elmfield Drive, Odsal, Bradford, BD6 1PS

**\*\* MODERN KITCHEN & BATHROOM \*\* LARGE GARDENS TO REAR \*\* MUST BE VIEWED!** Mature SEMI DETACHED currently providing THREE BEDROOM accommodation and further enhanced with MODERN dining kitchen and bathroom, CONSERVATORY, GCH, DG and larger than average gardens to the rear. We feel this will appeal to a variety of buyers including Young Families and First Time Buyers. Situated close to many local amenities including Schools, Shops and being well placed for the Motorway Network Commute M606/M62.

**£189,000**

**T** 01274 601119 **E** [wibsey@robertwatts.co.uk](mailto:wibsey@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

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## **ENTRANCE HALLWAY**

### **LOUNGE 13'8" x 11'3" (4.17m x 3.43m)**

Feature fireplace housing stove

## **CONSERVATORY**

A great addition overlooking the rear garden

### **DINING KITCHEN 17'1" max x 10'5" (5.2m max x 3.18m)**

French doors leading to conservatory. Modern, fitted kitchen with an array of wall and base units. Worktops, sink and drainer. Integrated appliances and range cooker

### **BEDROOM ONE 11'5" x 10'8" (3.48m x 3.25m)**

### **BEDROOM TWO 9'3" x 10'8" (2.82m x 3.25m)**

Access to the loft

### **BEDROOM THREE 6'7" x 6'3" (2m x 1.9m)**

## **BATHROOM**

Recently installed three piece suite with shower over bath, sink and W.C

## **OUTSIDE**

Superb plot with gardens to the front, driveway and large gardens to the side and rear. Raised deck seating area, lawns, shed and ornamental pond.

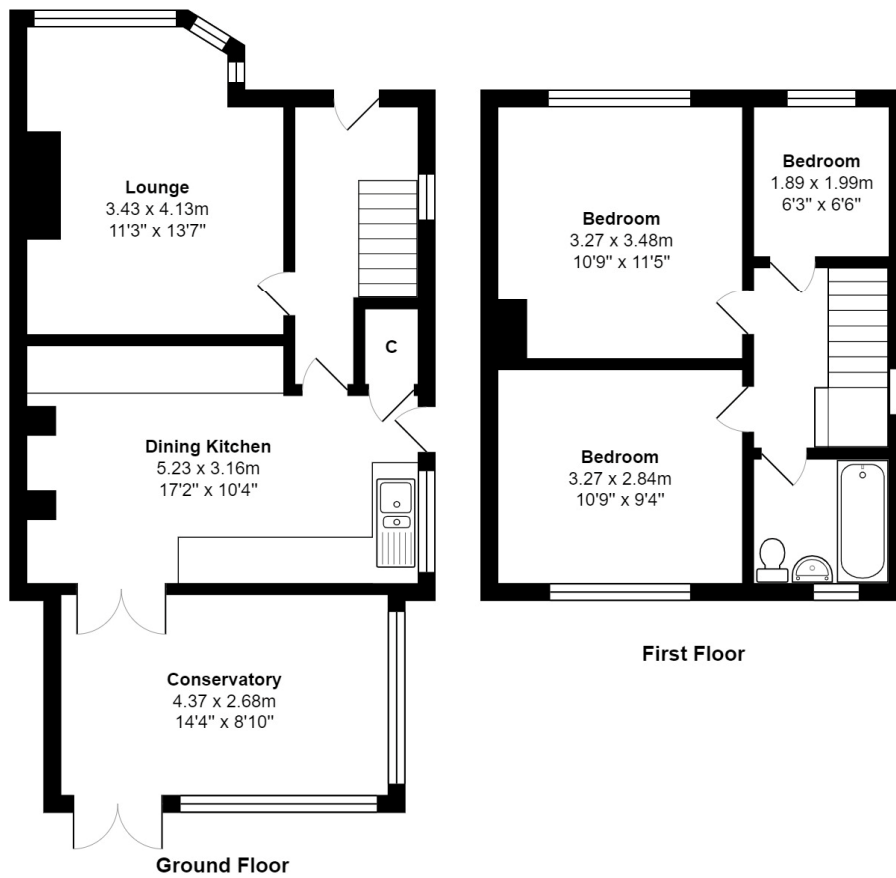
## **FURTHER INFORMATION**

Council Tax - Band B

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.





Total Area: 81.9 m<sup>2</sup> ... 882 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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