



### **63 St. Abbs Drive, Odsal, Bradford, BD6 1EJ**

NO CHAIN – Semi-detached true bungalow occupying an enviable, good size plot with an open aspect to the rear. This fine TWO BEDROOM example has been extensively and tastefully renovated in recent years so you don't have to! The conservatory, block paved drive, larger than average garage and stunning rear garden further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

**Offers Over £220,000**

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### ENTRANCE VESTIBULE

**HALLWAY** Providing loft access, via pull down ladder. Access via floor hatch to under house service area, with restricted head room in some areas

### LIVING ROOM 10'11" x 16'1" (3.33m x 4.9m)

Feature fire surround

### KITCHEN 9' x 9'9" (2.74m x 2.97m)

Modern wall and base units including illuminated larder unit, integrated waste bins, fridge freezer, built in microwave, oven, hob and extractor. Quartz worktops, and freestanding washing machine included

### SHOWER ROOM

Shower cubicle, vanity style sink and W.C. Tiled walls and tiled floor

### BEDROOM ONE 10'11" (3.33) x 10'11" (3.33) plus robes

Built in wardrobes

### BEDROOM TWO 8'11" x 7'11" (2.72m x 2.41m)

Currently used as dining room, patio doors lead to conservatory

### CONSERVATORY 9'7" x 8'11" (2.92m x 2.72m)

Providing access to rear garden

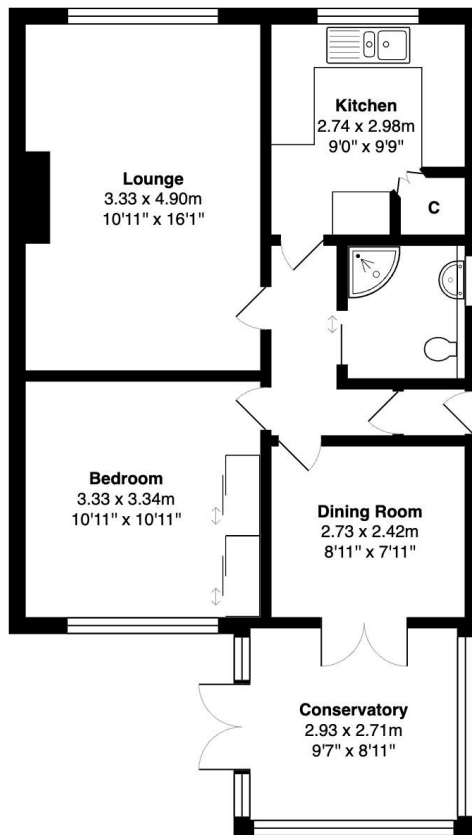
### OUTSIDE

Block paved drive leads to large garage with power, light, windows and alarm. Delightful rear garden enjoying open outlook, pleasant garden to front

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**

Total Area: 60.7 m<sup>2</sup> ... 654 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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