



31 Cloverville Approach, Odsal, Bradford, BD6 1ET

** OFFERED WITH NO CHAIN ** LIKELY TO FAVOUR FTB/PROFESSIONAL COUPLE **

** STUNNING APARTMENT **

Lovely TWO bedroomed, maisonette style, first floor apartment well situated in this popular residential area. Enjoying a pleasant open aspect to the front, it is ideally situated for access to local shops and schools and has excellent transport links. The well presented accommodation is offered with UPVC DG, electric heating, quality fittings, new carpets throughout. It briefly comprises entrance hall, lounge and kitchen area, TWO bedrooms, shower room. Externally there is a private garden with lawned area and flower beds, and an allocated parking space. An internal inspection of this excellent property is strongly recommended.

£89,950

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ENTRANCE HALL

Enclosed staircase and store off

FIRST FLOOR

LOUNGE 15' x 10'5" (4.57m x 3.18m)

Electric radiator

KITCHEN AREA 7'8" x 10'5" (2.34m x 3.18m)

Range of wall and base units with inset stainless steel sink unit and solid oak worktops. Split level electric cooker, hob and extractor. Integrated washer/dryer and fridge freezer. Gas fired water heater. Tiled splash back and floor

INNER HALL

BEDROOM ONE 7'8" x 11'1" (2.34m x 3.38m)

Electric radiator

BEDROOM TWO 10'3" x 4'3" (3.12m x 1.3m)

Electric radiator

SHOWER ROOM 4'5" x 7'8" (1.35m x 2.34m)

Fully tiled shower cubicle, vanity style sink and W.C. Tiled walls and tiled wood effect flooring with under floor heating

OUTSIDE

Private garden with lawned area and flower beds to the front

FURTHER INFORMATION

Council Tax - Band A

Tenure - Leasehold

LEASEHOLD DISCLAIMER

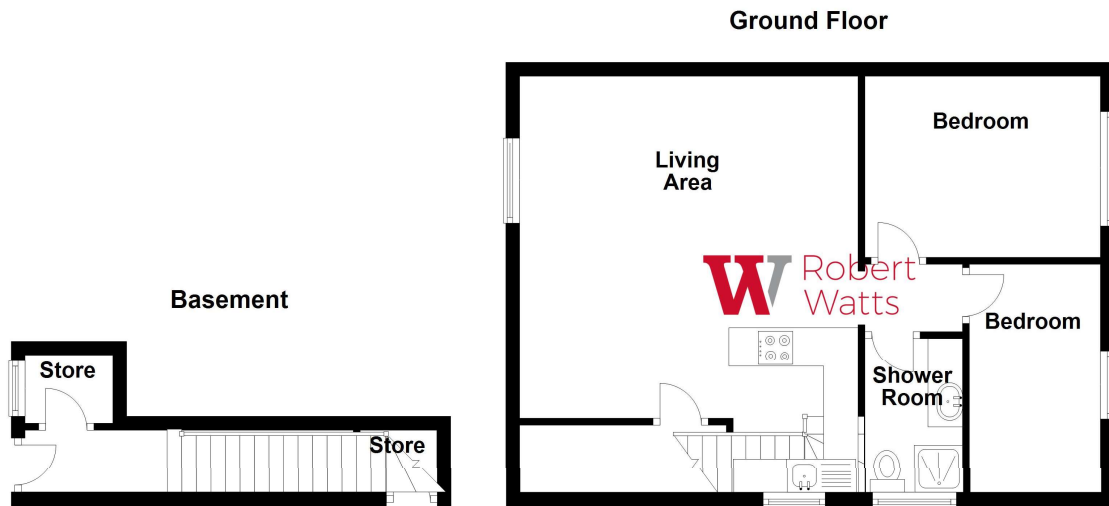
N.B. Our client has advised us that this property is leasehold, this information should be verified by your solicitor prior to proceeding with any purchase. Additional management charges / ground rent may be payable. Please contact the office for any further details.

NOTE

Our client has advised there is a Ground Rent charge of £283.00 per annum and no additional service charge

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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 73 |
| (55-68) D | 65 | |
| (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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