



## 29 Royds Hall Avenue, Odsal, Bradford, BD6 1HG

**\*\* OFFERED WITH NO CHAIN \*\* IMPRESSIVE GARDENS TO THE REAR \*\* OVERLOOKING THE GREEN \*\***  
Situating within this increasingly popular part of Odsal BD6 is this SEMI DETACHED property which offers family accommodation both inside and out! Briefly comprising: Entrance hall, lounge, well equipped breakfast kitchen and downstairs cloakroom. THREE GOOD SIZE BEDROOMS and house bathroom to the first floor. Externally there is plenty of off road parking to the front and larger than expected gardens to the rear with plenty of storage sheds, BBQ area and space for families to get together. Well placed for many amenities, schools, transport links and motorway connections.

£149,950

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## ENTRANCE HALL

### LOUNGE 15'4" x 10 (4.67m x 10)

Dual aspect windows allowing plenty of natural light

### KITCHEN 12'6" x 8'5" (3.8m x 2.57m)

Modern fitted kitchen with a selection of wall and base units and worktops to include breakfast bar. Oven, hob, extractor and Butler style sink. Built in microwave and large cupboard understairs

## REAR HALL

Downstairs W.C and store

## FIRST FLOOR

Landing area with window

### BEDROOM ONE 8'6" x 11'2" (2.6m x 3.4m)

### BEDROOM TWO 6'4" x 7'7" (1.93m x 2.3m)

### BEDROOM THREE 8'3" x 8'6" (2.51m x 2.6m)

## BATHROOM

Family bathroom suite with electric shower over bath

## OUTSIDE

Plenty of off road parking to the front with low maintenance gardens. IMPRESSIVE rear garden, larger than expected with sheds and additional outbuildings. Bike store, patio seating area and play areas. An ideal space for family entertainment

## FURTHER INFORMATION

Council Tax - Band A

Tenure - Freehold

## MORTGAGES

We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

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: 71.2 m<sup>2</sup> ... 766 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</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	

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