



54 Cloverville Approach, Odsal, Bradford, BD6 1ET

**** OFFERED WITH NO CHAIN ** MODERN SEMI DETACHED ** RECENT UPGRADES ** VIEWING ADVISED**
**** Ideal for first time buyers/young families is this affordable modern semi detached of which benefits from a recently installed kitchen and bathroom, decoration and replacement flooring. The accommodation briefly comprises: Entrance hallway, lounge, CONSERVATORY and kitchen to the ground floor, THREE FIRST FLOOR BEDROOMS and house bathroom. Externally is off road parking to the front with driveway leading to DETACHED GARAGE - Split level low maintenance gardens to the rear. Situated within this well regarded cul de sac just off Netherlands Avenue, BD6. Well placed for many amenities, schools, and commute. BOOK YOUR VIEWING TODAY**

Asking Price £179,950

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ENTRANCE HALLWAY

Tiled flooring extending through to the kitchen. Stairs to first floor

KITCHEN 12'1" x 5'6" (3.68m x 1.68m)

Recently fitted kitchen with a selection of wall and base units. Worktops, sink and drainer. Oven, hob and extractor, fridge freezer, washer and dish washer

LOUNGE 11'8" x 16'4" (3.56m x 4.98m)

Good size reception room leading through to conservatory

CONSERVATORY 9'8" x 9'2" (2.95m x 2.8m)

FIRST FLOOR

Landing area

BEDROOM ONE 11'6" x 9'8" (3.5m x 2.95m)

Overstair cupboard and built in wardrobes

BEDROOM TWO 5'11" x 9'9" (1.8m x 2.97m)

BEDROOM THREE 12'8" x 5'5" (3.86m x 1.65m)

BATHROOM

Recently fitted three piece suite, shower over bath and screen. Fully tiled

OUTSIDE

Block paved driveway to the front and side leading to a detached garage. Pleasant gardens to rear with Astro Turf and patio seating area

N.B

The vendor has advised us that a new combi boiler and consumer unit was fitted in June 2024

FURTHER INFORMATION

Council Tax - Band A

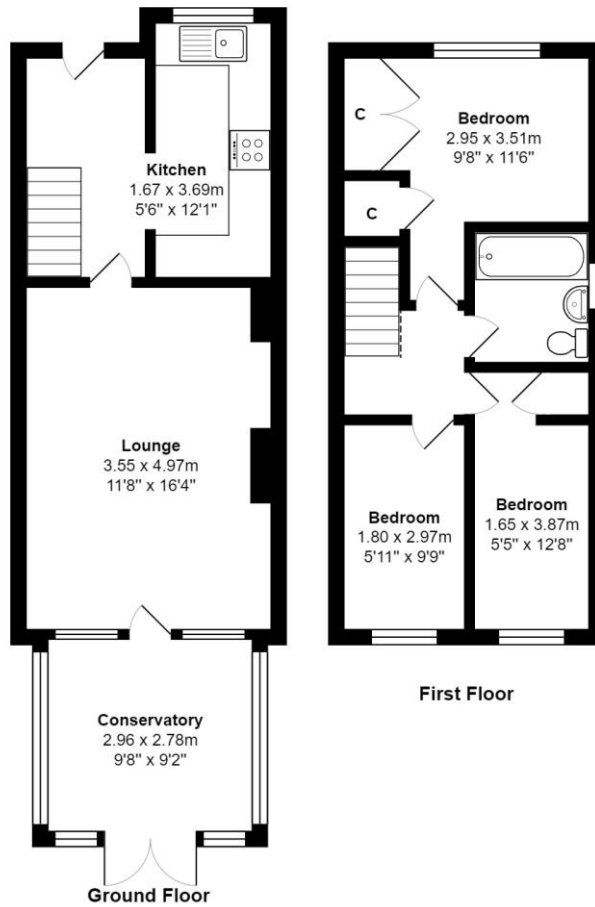
Tenure - Freehold

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: 68.6 m² ... 738 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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