



35 Cloverville Approach, Odsal, Bradford, BD6 1ET

**** BUILDERS PART EXCHANGE ** PRICED TO SELL **** Step inside this lovely MODERN DETACHED situated with a cul de sac location just off Netherlands Avenue, BD6. Briefly comprising: well equipped kitchen, lounge with patio doors leading to a large conservatory EXTENSION with solid roof allowing use all year round PLUS integral garage which some may look to convert into additional accommodation (subject to the relevant permissions). To the first floor are THREE BEDROOMS and family bathroom. Benefitting further from GCH, DG, parking and alarm. Externally are good size gardens to the side allowing space for two sheds and patio area plus large decking to the rear. We feel this is a great FIRST TIME PURCHASE/YOUNG FAMILY HOME. Ideal for schools, public transport links and commute via the motorway connections and Low Moor Train Station. We strongly urge early arrangement of viewing!

£200,000

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ENTRANCE

Direct into the kitchen

KITCHEN 11'2" x 7'6" (3.4m x 2.29m)

An array of wall and base units. Worktops with sink and drainer, oven, hob and extractor. Plumbing for washer, internal access into the garage

LOUNGE 16'4" x 11'9" (4.98m x 3.58m)

Good size lounge with feature fireplace housing gas fire. Open stairs to first floor and patio doors to conservatory

CONSERVATORY 16'2" x 6'9" (4.93m x 2.06m)

A great extension and ideal for family entertaining with solid roof and radiators

FIRST FLOOR

Landing area

MASTER BEDROOM 12'2" x 8'3" (3.7m x 2.51m)

Built in wardrobes

BEDROOM TWO 8'4" x 7'7" (2.54m x 2.3m)

BEDROOM THREE 12'2" max x 8'3" (3.7m max x 2.51m)

FAMILY BATHROOM




Three piece suite with shower over panelled bath, sink and W.C

OUTSIDE

Pleasant patio garden to the front with drive leading to integral garage (power and light). Good size gardens to the side with patio and decked gardens to the rear

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.



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