



18 Abb Scott Lane, Woodside, Bradford, BD6 2NF

**** LOVELY FAMILY HOME ** SPACIOUS THROUGHOUT **** Viewing is strongly advised for this popular style of SEMI DETACHED situated in this increasingly popular area of BD6 which is well placed for many amenities, schools, commute to Bradford/Halifax and walks through Harold Park. Tastefully decorated and briefly comprising: entrance porch, hall, lounge, kitchen plus UTILITY room. THREE BEDROOMS to the first floor and house bathroom. Externally, are pleasant gardens to the front driveway to side. Leading to garage and large lawned gardens to the rear.

£180,000

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ENTRANCE PORCH Side entrance door leading through to hall

HALL Stairs leading to the first floor

LOUNGE 20' x 11'4" (6.1m x 3.45m)

Lovely size lounge with dual aspect windows

KITCHEN 12'8" x 7'8" (3.86m x 2.34m)

Fitted kitchen with a selection of wall and base units. Worktops with sink and drainer. Oven, hob and extractor, plumbing for dishwasher. Useful pantry store

UTILITY ROOM 11'1" x 4'10" (3.38m x 1.47m)

Good use of space with plumbing for washer and space for dryer. Door leading to the rear gardens

FIRST FLOOR Landing area with loft access

BEDROOM ONE 14'1" x 11'3" (4.3m x 3.43m)

Double bedroom with fitted wardrobes

BEDROOM TWO 11'2" x 11'1" (3.4m x 3.38m)

Double bedroom with over stair cupboard

BEDROOM THREE 8'4" x 8'6" (2.54m x 2.6m)

Good size third bedroom

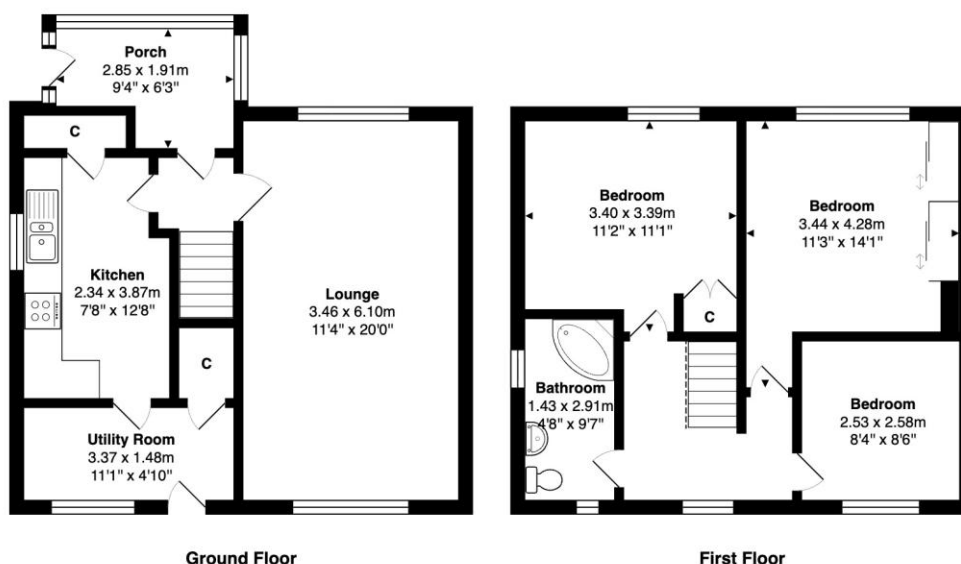
BATHROOM Three piece bathroom with shower over corner bath, sink and W.C

OUTSIDE Lawn gardens to the front with driveway to the side leading to a detached garage. Large family sized garden to the rear mainly laid to lawn with mature shrub border screening

BUYER DISCLAIMER Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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: 89.5 m² ... 963 ft²
 All measurements are approximate and for display purposes only

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

