



23 Dean Beck Avenue, Odsal, Bradford, BD6 1DE

**** OFFERED WITH NO CHAIN ** VERSITILE LIVING ACCOMMODATION WITH VAST SCOPE FOR MORE ** SPACIOUS FAMILY SIZE ACCOMMODATION **** Situated within this highly sought after area, part of BD6 is this lovely family home. Stepping inside the large entrance hallway with double doors which leads to lounge, dining kitchen, opening through to the sun room, cloakroom and ground floor bedroom three. Upstairs is the family bathroom and TWO LARGE DOUBLE BEDROOMS. Externally, are gardens to the front and rear with driveway leading to garage. On the doorstep of the Motorway corridor (M606/M62) yet close to many additional amenities and schools. We feel this will appeal to all buyers and strongly urge early arrangement of viewing.

£265,000

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SIDE ENTRANCE HALL

Via double patio doors allowing plenty of natural light. A large space with useful store cupboard

LOUNGE 15'7" x 10'11" (4.75m x 3.33m)

Great size lounge with wood burner stove

DINING KITCHEN 20'2" x 11'11" (6.15m x 3.63m)

Lovely space for family entertainment, with a selection of wall and base units. Worktops with splashback, sink and drainer. Range cooker, dishwasher and plumbing for washer. Solid wood flooring and opening to the sun room. Useful understair walk in pantry

SUN ROOM 9' x 10' (2.74m x 3.05m)

A great addition with solid roof allowing all year round use

CLOAKROOM

With Vanity style sink and W.C

BEDROOM THREE 8'11" x 7'11" (2.72m x 2.41m)

FIRST FLOOR

Landing area with under eave storage

BEDROOM ONE 12' x 12'5" (3.66m x 3.78m)

BEDROOM TWO 12' x 11'9" (3.66m x 3.58m)

Under eave storage

FAMILY BATHROOM

Three piece suite with shower over bath and screen. Sink and W.C

OUTSIDE

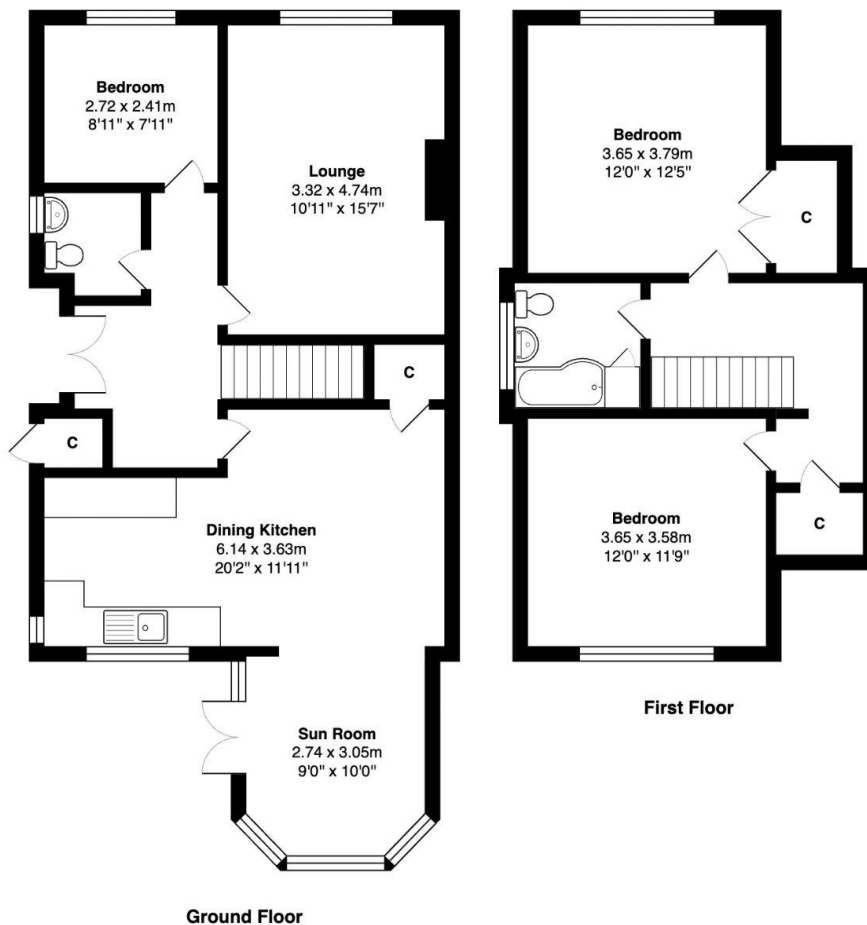
Gardens to the front, driveway to the side leading to garage and pleasant gardens to the rear

PLEASE NOTE

The land to the side has been sold separately and will house a detached dwelling when built

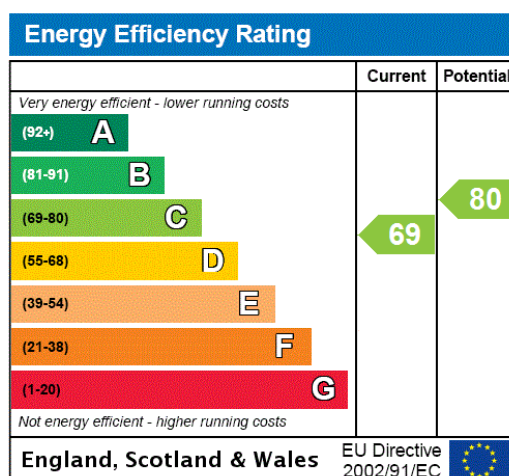
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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: 109.3 m² ... 1177 ft²

All measurements are approximate and for display purposes only



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