



178 Elmfield Drive, Odsal, Bradford, BD6 1PS

**** OFFERED WITH NO CHAIN ** IDEAL FIRST TIME PURCHASE **** Viewing is strongly advised for this traditional SEMI DETACHED property which offers THREE BEDROOMS, TWO RECEPTION ROOM accommodation. In need of some cosmetic updating, we feel this is an ideal home in which to 'make your own mark' and step on to the property ladder. Externally, are pleasant gardens, low maintenance to the front and provides off road parking which continues along the side and leads to a detached garage. Hard standing area to rear with lawns which is ideal for entertaining and allows vast scope for extension (subject to the relevant permissions). Well placed for many amenities and commuter links to neighbouring towns and cities.

£160,000

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ENTRANCE HALLWAY

Laminate flooring and stairs to the first floor

LOUNGE 11'3" (3.43) x 10'4" (3.15) plus bay

Laminate flooring and feature fireplace housing gas fire

DINING ROOM 11'3" x 10'1" (3.43m x 3.07m)

Patio doors leading to rear, feature fireplace and laminate flooring

KITCHEN 10'4" x 5'5" (3.15m x 1.65m)

Wall and base units, worktop with splashback, free standing cooker and plumbing for washer

FIRST FLOOR

BEDROOM ONE 11'6" x 10'8" (3.5m x 3.25m)

BEDROOM TWO 10'8" x 9'4" (3.25m x 2.84m)

Cupboard

BEDROOM THREE 6'2" x 6'6" (1.88m x 1.98m)

SHOWER ROOM

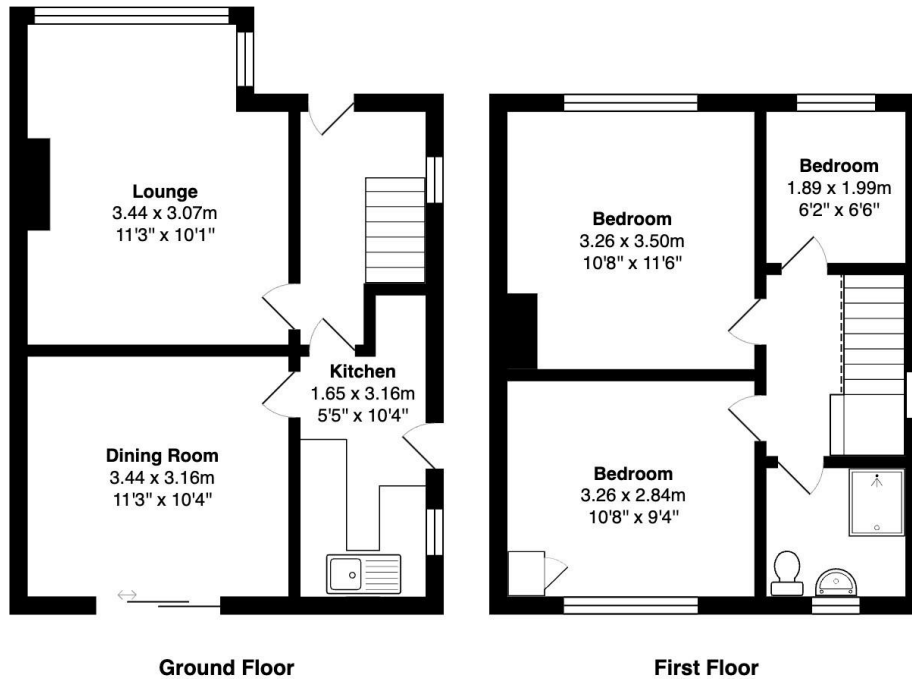
Shower cubicle, sink and W.C

OUTSIDE

Paved off road parking to the front with drive to side leading to a detached garage. Large patio area and lawn to the rear with mature shrubs

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: 70.2 m² ... 756 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 | | 85 |
| (69-80) C | 69 | |
| (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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