



## 12 Cloverville Approach, Odsal, Bradford, BD6 1ET

\* OFFERED WITH NO CHAIN \* FANTASTIC FIRST TIME PURCHASE OR FOR THOSE LOOKING TO  
DOWNSIZE \*\* QUASI STYLE SEMI DETACHED \*\*

Decorated and new flooring throughout this affordable home offers TWO BEDROOMS, breakfast kitchen, lounge and family bathroom. Sat on a good size plot with gardens to side and rear plus parking. Situated within this popular residential cul de sac location just of Netherlands Avenue, BD6 which is well placed for many amenities and commute. BOOK YOUR VIEWING TODAY

£135,000

**T** 01274 601119 **E** [wibsey@robertwatts.co.uk](mailto:wibsey@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** RWEstateAgents **t** @robertwatts\_

arla | propertymark naea | propertymark

## 12 Cloverville Approach, Odsal, Bradford, BD6 1ET

### ENTRANCE PORCH

With store cupboards

### LOUNGE 13'11" x 10'5" (4.24m x 3.18m)

Open stairs to the first floor and feature fireplace

### BREAKFAST KITCHEN 13'11" x 6'3" (4.24m x 1.9m)

Selection of wall and base units, worktops, incorporating breakfast bar, sink and drainer. Freestanding cooker and plumbing for washer

### FIRST FLOOR

Landing area with store cupboard

### BEDROOM ONE 11'10" x 7'9" (3.6m x 2.36m)

### BEDROOM TWO 9'1" x 5'11" (2.77m x 1.8m)

Useful store cupboard

### BATHROOM

Three piece suite with mixer shower taps

### OUTSIDE

Sat on a good size plot with lawned gardens to side and rear plus parking bay

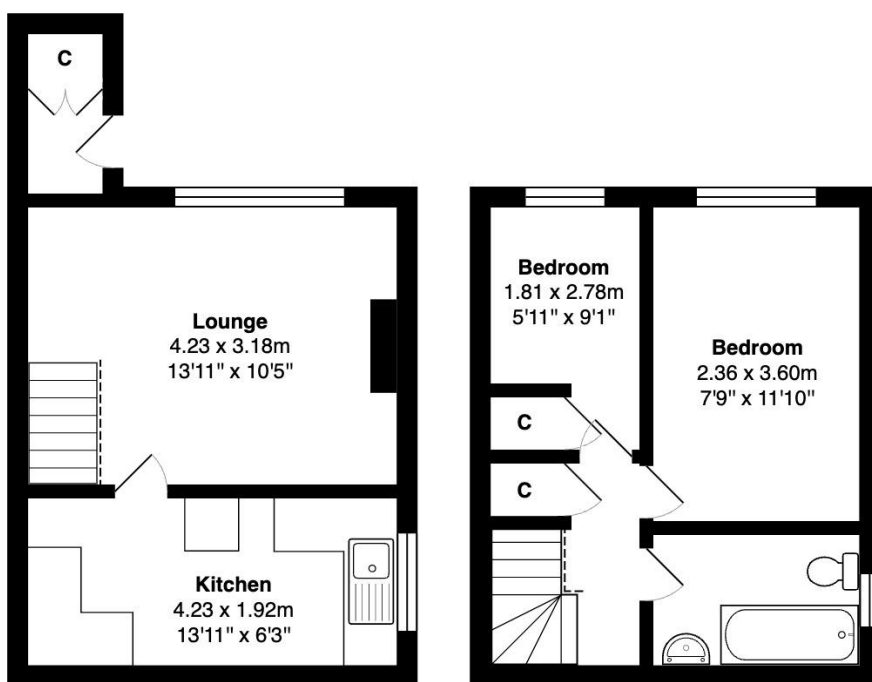
### NOTE

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.







**Ground Floor**

**First Floor**

Total Area: 46.2 m<sup>2</sup> ... 497 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		