



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

SWIFT MOVE SALE - QUICKER COMPLETION: ASK FOR FURTHER INFORMATION! \*\* STUNNING GARDEN SPACE TO REAR \*\* MODERN DETACHED \*\* A fantastic house for young families or those looking to downsize with brilliant outside space, ideal for entertaining. Situated within this increasingly popular area of BD6 where properties are continuing to sell well! Close to many amenities, sports facilities, Low Moor train station and commute to Halifax/Bradford. Briefly comprising: Entrance hall, lounge, well equipped dining kitchen, THREE BEDROOMS and family bathroom. Benefitting further from GCH and DG, some aspects of the property have been re-plastered to allow the new owners to decorate as they wish. Externally, are gardens to the front with block paved driveway leading to a detached garage. Furthermore there is a CABIN, fully insulated with power and light, low maintenance rear garden with seating areas and raised boxes. This property can only be appreciated on internal inspection.

**£235,000**

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

**SWIFT MOVE INFORMATION** The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

**ENTRANCE HALL** With coat cupboard

**LOUNGE 16'2" x 14' (4.93m x 4.27m)**

Good size lounge with feature fireplace housing gas fire

**DINING KITCHEN 13'11" x 9'4" (4.24m x 2.84m)**

Selection of wall and base units, worktops with sink and drainer. Freestanding cooker and plumbing for washer. Patio doors leading to the rear

**FIRST FLOOR** Landing area with loft access and store cupboard

**BEDROOM ONE 12'2" x 7'9" (3.7m x 2.36m)**

Fitted wardrobe

**BEDROOM TWO 13'4" x 8'6" (4.06m x 2.6m)**

Re-plastered

**BEDROOM THREE 9'3" x 6'4" (2.82m x 1.93m)**

**BATHROOM** Three piece suite with shower over bath, W.C and freestanding glass sink

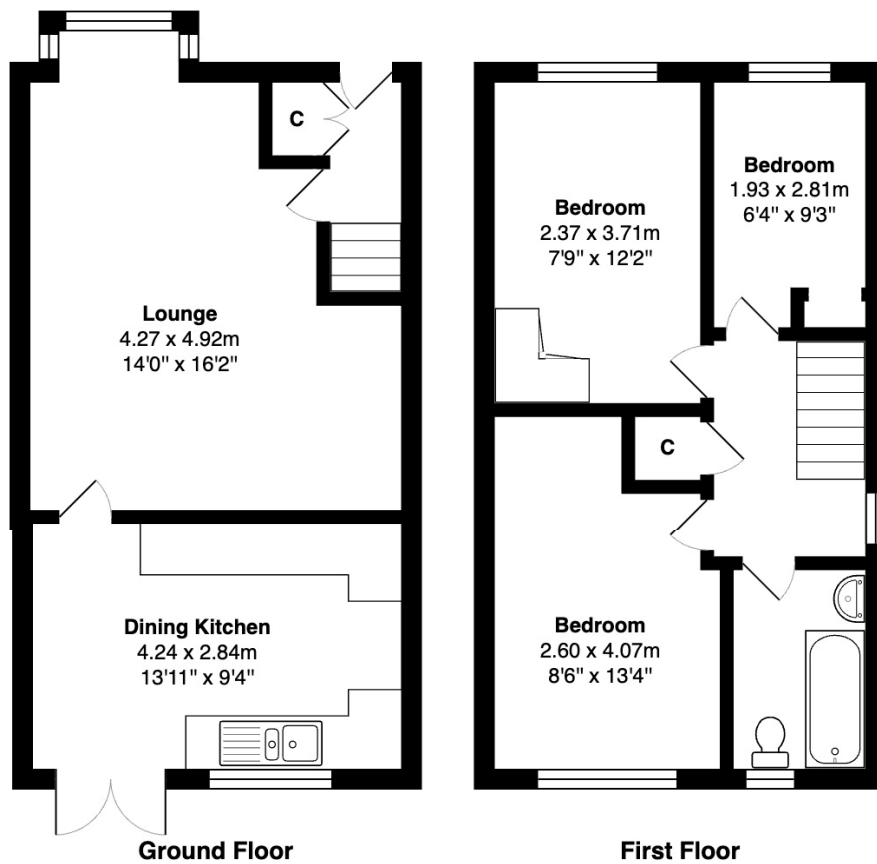
**OUTSIDE** Sat on an enviable plot with block paved driveway with fixed night lights leading to detached garage. The front gardens are laid to lawn with mature shrub borders. Delightful, enclosed garden to the rear with Astro Turf lawn, built in seating area and raised bedding boxes. Raised patio area plus an additional area behind the insulated cabin (power and light) which would make an ideal spot for hot tub

**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: 68.4 m<sup>2</sup> ... 736 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**T** 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

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

arla | propertymark naea | propertymark