



40 Netherlands Avenue, Odsal, Bradford, BD6 1EH

SUPERBLY PRESENTED, three bedroom semi detached situated in this ever popular location. Handily situated for the local amenities and schools making this an IDEAL FAMILY HOME, the house has been SUBSTANTIALLY REFURBISHED by the current owner and offers a stylish and contemporary finish throughout. Offering three good sized bedrooms, high specification 4 piece bathroom and stunning open plan ground floor which is ideal for entertaining with a fully integrated kitchen diner with Quartz worktops and bi-folding doors to garden and open to the lounge. Pleasant lawned gardens to the front and rear with single garage. Benefits from GCH with Hive control, uPVC DG and alarm.

Asking Price £249,995

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HALL

Useful under stairs storage which is plumbed for a washing machine. Oak balustrade leading up stairs

LOUNGE 17'1" x 11'10" max (5.2m x 3.6m max)

Bespoke built media wall. Open to kitchen diner

KITCHEN DINER 18'1" x 11'10" max (5.5m x 3.6m max)

Stunning open plan kitchen diner with contemporary handleless dark grey wall and base units with contrasting white Quartz worktops and inset 1.5 bowl sink and mixer tap. Integral electric oven, microwave and induction hob and extractor with dishwasher and fridge freezer. USB plug sockets, vertical radiator and bi-folding doors leading to garden

BEDROOM ONE 14'1" x 9'10" (4.3m x 3m)

Double bedroom with wall mounted TV point

BEDROOM TWO 11'10" x 9'10" (3.6m x 3m)

Double bedroom

BEDROOM THREE 9'10" x 7'7" max (3m x 2.3m max)

BATHROOM Modern four piece suite with walk in glazed shower, oval freestanding bath and tap, vanity sink and W.C. Tiled walls and flooring

OUTSIDE

Lawned garden to the front with pleasant, enclosed lawned garden and patio to the rear. Single detached garage with access to the rear

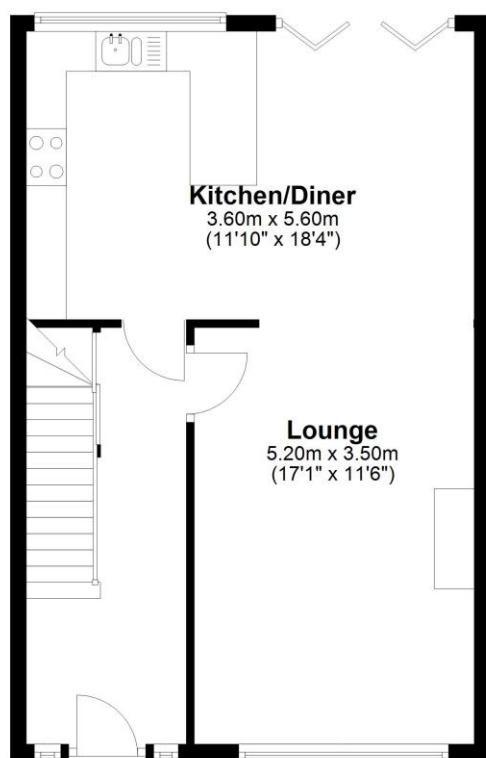
BUYER DISCLAIMER

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

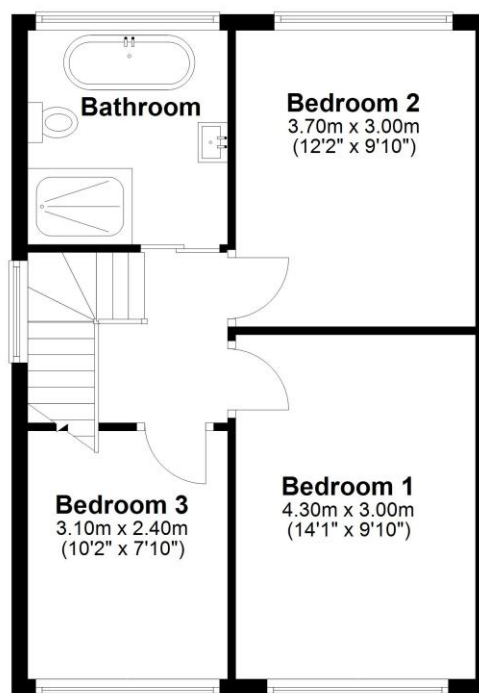
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		