



39 Netherlands Avenue, Odsal, Bradford, BD6 1EQ

**** EXTENDED SEMI DETACHED ** FOUR BEDROOMS ** TWO RECEPTION ROOMS ** VIEWING IS HIGHLY ADVISED** for this lovely, extended to rear SEMI DETACHED property. Being well presented throughout within the FOUR BEDROOMS, TWO RECEPTION ROOM accommodation which is further enhanced with utility room, downstairs cloakroom, GCH, DG, gardens to front and rear with driveway leading to garage. Situated within this increasingly popular area of BD6, ideal for commute to Leeds/Bradford, schools and amenities on offer. **VIEWING IS STRONGLY ADVISED**

£230,000

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SIDE ENTRANCE

Leading to hallway and under stair cupboard

LOUNGE 15'1" x 11'1" (4.6m x 3.38m)

Two windows and feature fireplace

DINING ROOM 9'3" x 7'11" (2.82m x 2.41m)

Useful store cupboard and leads through to the kitchen. Laminate flooring

KITCHEN 9'8" x 9'2" (2.95m x 2.8m)

Modern fitted kitchen with a selection of wall and base units. Worktops, circular sink and drainer. Splash back tiled walls, oven, hob and extractor. Integrated fridge freezer and dish washer

UTILITY ROOM

Wall units and worktops. Plumbing for washer and door leading to the rear

CLOAKROOM

Off from utility with sink and W.C

BEDROOM ONE 13'2" (4.01) plus robes x 9'11" (3.02)

Sliding door fitted wardrobes

BEDROOM TWO 10'3" x 6'10" (3.12m x 2.08m)

Velux window

BEDROOM THREE 9' x 6'6" (2.74m x 1.98m)

BEDROOM FOUR 9'1" (2.77) max x 8' (2.44) max

BATHROOM

White suite with shower over shaped bath and screen. Sink, W.C and fully tiled walls

OUTSIDE

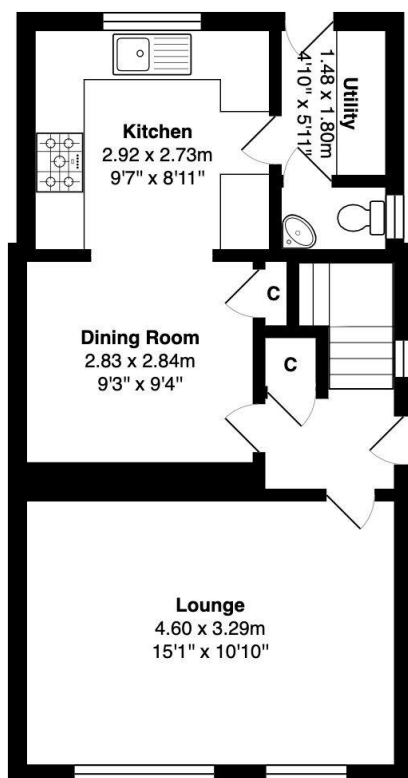
Driveway allowing parking for several cars leading to detached garage. Pleasant gardens to the front with tiered bedding area and lawn garden to rear with paved seating area and garden shed

BUYER DISCLAIMER

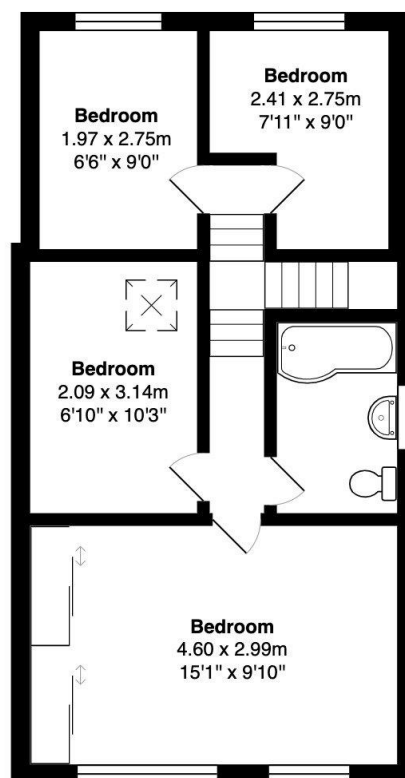
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

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

Total Area: 83.1 m² ... 895 ft²

All measurements are approximate and for display purposes only

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

69 C

83 B

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