



16 St. Abbs Walk, Odsal, Bradford, BD6 1EP

**** FANTASTIC CORNER PLOT POSITION ** CUL DE SAC LOCATION **** Viewing is **HIGHLY ADVISED** for this lovely SEMI DETACHED BUNGALOW situated on a large corner plot allowing plenty of potential and scope to create additional living accommodation, if required (subject to the relevant permissions). Providing TWO BEDROOMS on offer. Benefitting further from good size lounge, breakfast kitchen, GCH, DG, DRIVEWAY & DETACHED GARAGE. Situated within this sought after location of BD6 just off Netherlands Avenue ideal for amenities and commute.

£220,000

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SIDE ENTRANCE

Leading through to the hallway

LOUNGE 16'3" x 11'2" (4.95m x 3.4m)

Good size lounge with feature fireplace

KITCHEN 8'11" x 9'11" (2.72m x 3.02m)

Fitted kitchen with a selection of wall and base units. Worktops with splashback, sink and drainer. Oven, hob, extractor and plumbing for washer. Laminate flooring

BEDROOM ONE 11'11" x 11'1" (3.63m x 3.38m)

To the rear of the property over looking the rear garden

BEDROOM TWO 8'10" x 8' (2.7m x 2.44m)

Window to the rear and side elevation

BATHROOM 5'10" x 5'7" (1.78m x 1.7m)

Three piece white suite with shower over bath, sink and W.C

OUTSIDE

Sat on an enviable plot with low maintenance open garden to the front and driveway leading to oversize detached garage with power and light (20ft x 12ft approx). Lawn gardens to the side and rear with ornamental pond and an array of borders with mature shrubs. There is plenty of scope for further extensions (subject to permissions)

BUYER DISCLAIMER

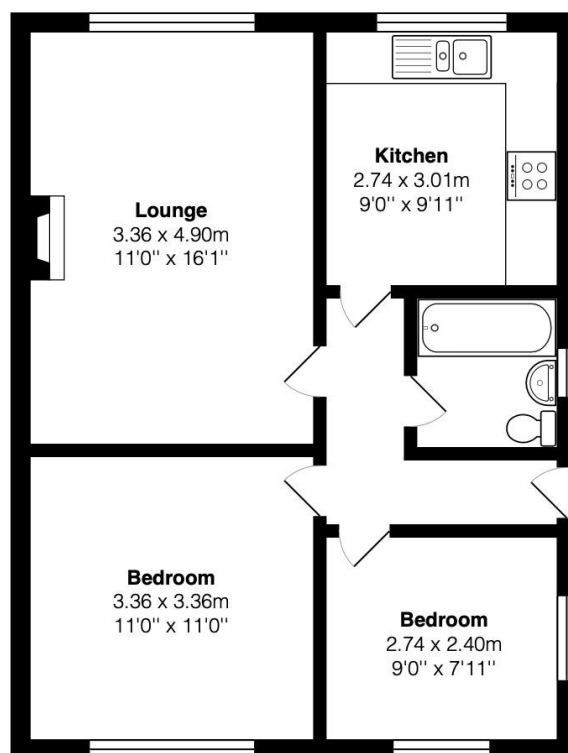
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

PROBATE DISCLAIMER

The property is being sold via probate therefore some information may be limited.

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

Total Area: 52.8 m² ... 568 ft²

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	64 D	
39-54	E		
21-38	F		
1-20	G		