



23 St. Abbs Drive, Odsal, Bradford, BD6 1EJ

**** EXTENDED SEMI DETACHED ** POPULAR RESIDENTIAL LOCATION ** THREE BEDROOMS ** THREE RECEPTION ROOMS ** TWO SHOWER ROOMS ****

Offered with NO CHAIN is this spacious family home. Having undergone many improvements over the years to include replacement windows and boiler the property currently provides: entrance hall with ground floor shower room within the side extension, lounge, dining room, kitchen and sun room to the ground floor. THREE GOOD SIZE BEDROOMS and family shower room to the first floor. Externally, are pleasant gardens to the front and rear with off road parking and detached garage! Situated just off Netherlands Avenue, BD6 which is convenient for many amenities, commute to Halifax/Bradford and motorway networks. In need of some minor cosmetic updating we feel this is an excellent young family home.

£220,000

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ENTRANCE HALL

Open stairs to the first floor

LOUNGE 14'4" x 11'1" (4.37m x 3.38m)

Good size reception room with fitted gas fire, opening through to the dining area

DINING AREA 10'1" x 9'5" (3.07m x 2.87m)

French doors leading to the sun room

SUN ROOM 8'5" x 6' (2.57m x 1.83m)

Brick built room with tiled roof and radiator, allowing use all year round.

KITCHEN 10'1" x 8'3" (3.07m x 2.51m)

Fitted kitchen with a selection of wall and base units, worktops, sink and drainer. Freestanding cooker and plumbing for washer. Useful pantry area

GROUND FLOOR SHOWER ROOM

Shower cubicle, sink and W.C

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 12'1" x 11'1" (3.68m x 3.38m)

Master bedroom with fitted wardrobes

BEDROOM TWO 9'5" x 10'7" (2.87m x 3.23m)

Fitted wardrobes

BEDROOM THREE 8'5" x 7'4" (2.57m x 2.24m)

SHOWER ROOM

Oversize walk in shower, sink and W.C

OUTSIDE

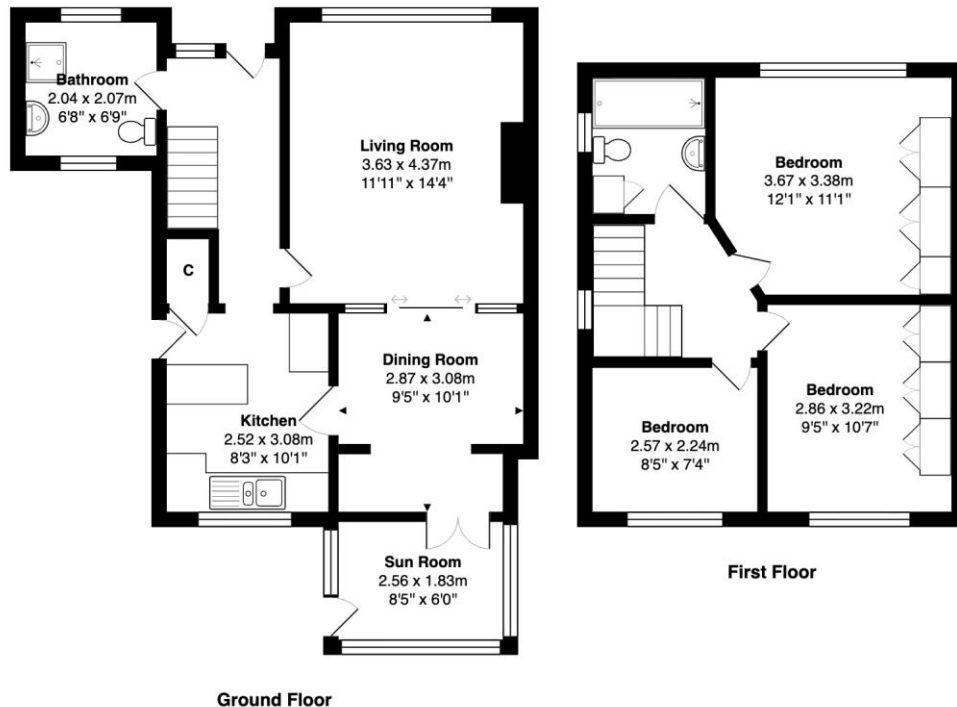
Pleasant gardens to the front with off road parking, enclosed gardens to the side and rear with seating area, lawn and mature shrubs. The plot lends itself to further extension (subject to the relevant permissions) Detached garage is accessed from the rear

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.





Total Area: 88.2 m² ... 949 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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