



1 Willow Drive, Odsal, Bradford, BD6 1EE

**** SUPERB CORNER PLOT POSITION ** LARGE FRONTAGE ** OFFERED WITH NO CHAIN ** POPULAR RESIDENTIAL LOCATION ****

Viewing is strongly advised for this twin bay SEMI DETACHED property which is an ideal purchase for prospective buyers looking to 'make their own mark'. In need of cosmetic improvements throughout and briefly comprising: entrance hall, lounge, extended kitchen and downstairs W.C, THREE BEDROOMS and shower room. Externally, are pleasant gardens to the front, driveway to side leading to garage and rear yard. Well placed for schools, shops and commute.

£175,000

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](#)

1 Willow Drive, Odsal, Bradford, BD6 1EE

ENTRANCE PORCH

Leading through to hall

LOUNGE 15'2" inx 10'8" (4.62m inx 3.25m)

Good size reception room

ENTRANCE HALL

Store cupboard and stairs leading to first floor

CLOAKROOM

Off from the kitchen

DINING KITCHEN 15'6" (4.72) x 9'4" (2.84) max overall

Fitted kitchen with wall and base units, worktops with sink and drainer. Freestanding cooker and plumbing for washer

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 12'2" x 8'9" (3.7m x 2.67m)

BEDROOM TWO 10'9" x 7' (3.28m x 2.13m)

BEDROOM THREE 9'9" x 5'10" (2.97m x 1.78m)

SHOWER ROOM

Corner shower cubicle, sink and W.C. Large over stair store

OUTSIDE

Lawned gardens to the front, drive to side leading to garage and rear yard

BUYER DISCLAIMER

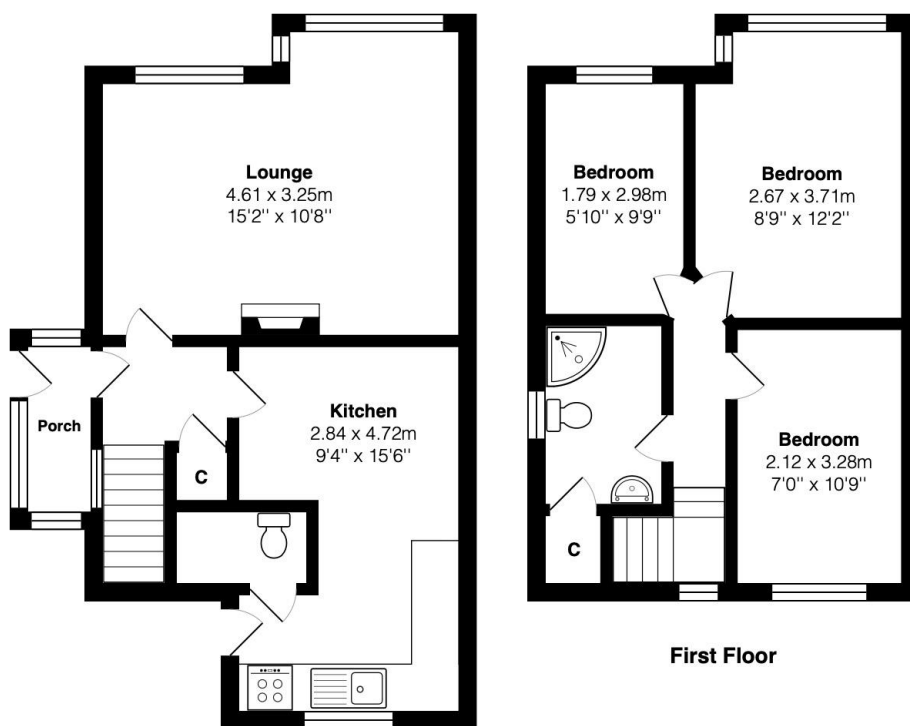
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

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: 69.5 m² ... 748 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		