



20 The Croft, White Lane Top, Odsal, Bradford, BD6 1AF

**** NO CHAIN **** - EARLY VIEWING ESSENTIAL to avoid disappointment on this delightful through by light cottage, which we feel is likely to appeal to FTBs or the retiring buyer. Benefits include UPVC DG. Comprises: L shaped lounge which has recently had a damp proof course installed with guarantee, fitted galley kitchen, one LARGE bedroom, bathroom/WC with shower. Pleasant low maintenance, majority block paved enclosed garden to the front. NOT TO BE MISSED!!! Neighbouring houses have reconfigured the first floor to create a second bedroom.

£90,000

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L SHAPED LOUNGE 15'3" (4.65) x 6'9" (2.06) plus 10'4" (3.15) alcoves x 6'11" (2.1)

Feature fire surround with marble effect inset and hearth. Exposed beam effect to ceiling

KITCHEN 15'7" x 4 (4.75m x 4)

Well equipped fitted kitchen incorporating range of white fronted wall and base units, worktops and 1 1/2 bowl sink unit. Built in oven, hob and extractor fan. Splash back tiled walls. Plumbed for washing machine

LANDING

Electric heater

BEDROOM 11'11" (3.63) x 13'5" (4.1) plus recess

Two double fitted wardrobes

BATHROOM

Three piece bathroom suite with chrome effect fittings incorporating vanity style sink unit, bath over shower and screen. Timber clad ceiling incorporating recessed lighting. Part tiled walls and part timber clad walls

OUTSIDE

Pleasant low maintenance, majority block paved enclosed garden to the front

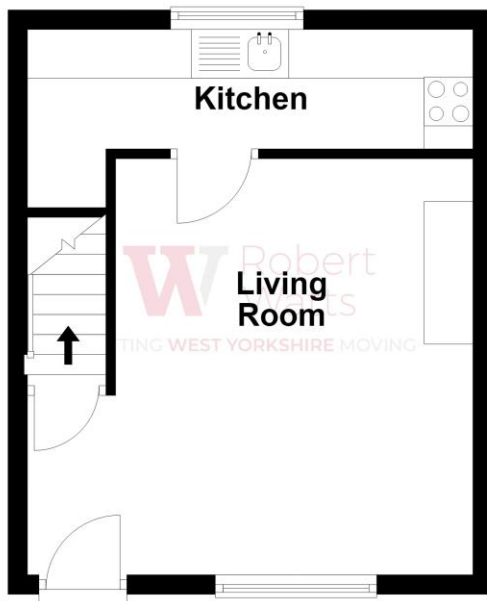
BUYER DISCLAIMER

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.

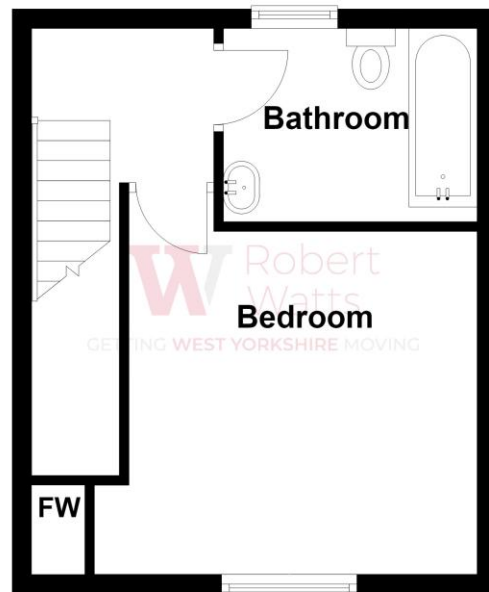
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		