



Willow Drive, Odsal,

£154,950

**** SEMI DETACHED ** THREE BEDROOMS ** POPULAR LOCATION ****

**** REQUIRES SOME MODERNISATION ** GARDENS, PARKING & GARAGE ****

This three semi detached property occupies a popular location within easy access for local amenities, schools and is also just a short drive away from the Low Moor Train station and M62/M606 motorway network links.

Situated in a popular and convenient location the home would be sure to attract a number of buyers.

Briefly comprising hallway, lounge, dining kitchen, three first floor bedrooms and a house bathroom.

To the outside there is a large lawned and patio garden to the rear with a shared driveway leading to a single garage.



Council Tax Band

B

Entrance

Lounge

15'1" x 13'2" (4.60m" x 4.01m")

Gas fire with feature fireplace surround and radiator.

Dining Kitchen

15'0" x 14'0" (4.57m" x 4.27m")

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, plumbing for auto washer, radiator and upvc door leading to rear.

First Floor Landing

Bedroom One

12'6" x 8'9" (3.81m" x 2.67m")

Radiator.

Bedroom Two

9'7" x 5'9" (2.92m" x 1.75m")

Radiator.

Bedroom Three

10'3" x 6'9" (3.12m" x 2.06m")

Radiator.

Bathroom

Three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

Exterior

Well stocked garden to rear with a driveway leading to a single garage.

Council Tax Band

B

Tenure

FREEHOLD



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (92 plus)			A (92 plus)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (13-38)			F (13-38)		
G (1-12)			G (1-12)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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