



Dukes Avenue, Odsal,

£275,000

*** DETACHED * FOUR BEDROOMS * SOUGHT AFTER DEVELOPMENT ***

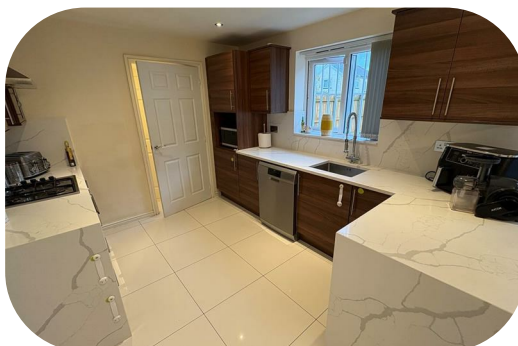
*** CLOSE TO AMENITIES * GARDEN * DRIVE * GARAGE ***

Four bedroom detached property situated on this sought after development.

The property is within easy reach of amenities, schools and transports links.

The accommodation briefly comprises entrance hallway, lounge, dining kitchen, utility room, cloakroom/wc. There are four first floor bedrooms (master bedroom having en suite shower room) and a house bathroom.

To the outside there is a garden to the rear, together with a driveway leading to a single garage.



Entrance Hall

Cloakroom/WC

Two piece suite comprising low suite wc, pedestal wash basin, radiator and tiled floor.

Dining Kitchen

20'1" x 9'4" (6.12m x 2.84m)

Fitted dining kitchen having a range of wall and base units incorporating sink unit, oven, hob, extractor hood, plumbing for dishwasher, tiled floor, radiator, double glazed French doors to rear.

Utility

With plumbing for auto washer, radiator and tiled floor.

Lounge

10'9" x 12'4" (3.28m x 3.76m)

With radiator and double glazed window.

First Floor

With double glazed window.

Bedroom One

11'3" x 11'4" (3.43m x 3.45m)

With radiator and double glazed window. En -Suite Shower Room;

En Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Bedroom Two

6'5" x 11'5" (1.96m x 3.48m)

With radiator and double glazed window.

Bedroom Three

7'8" x 8'2" (2.34m x 2.49m)

With radiator and double glazed window.

Bedroom Four

10'1" x 8'9" (3.07m x 2.67m)

With radiator and double glazed window.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

With a garden to the rear, driveway and garage.

Directions

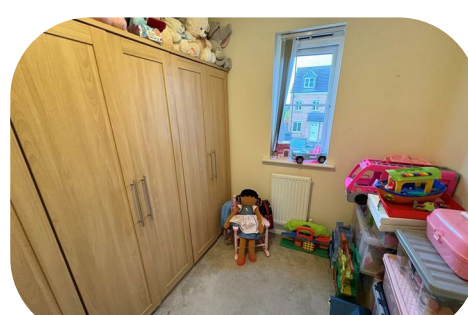
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.5 miles, turn right onto Cooper Ln/B6380, left onto Beacon Rd/B6380, at the roundabout take the 2nd exit onto High St/B6380, at Odsal Top take the 2nd exit onto Rooley Ave/A6036, at Staithgate roundabout take the 5th exit and stay on Rooley Ave/A6036, left towards Northern View, left onto Northern View, right onto Dukes Ave.

LEASEHOLD

LEASEHOLD £150 ANUALLY. WE AWAIT THE LENGTH OF THE LEASE

Council Tax Band

D / Bradford



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		
(92 plus) A		93	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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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