Sugdens
Sales & Lettings



Glenroyd Avenue, Odsal,

£79,995

* * FIRST FLOOR APARTMENT * * TWO BEDROOMS * * ALLOCATED PARKING * *
Delightful two-bedroom first-floor apartment. Situated within a sought-after residential community.
The property offers private living accommodation surrounded by local parkland.
In brief, the property comprises a single bedroom, double bedroom, lounge and dining room, kitchen and bathroom.
To the outside there is parking.







Communal Entrance

First Floor

Entrance Hall
Useful storage cupboard and radiator.

Lounge
14'3" x 15'4" (4.34m" x 4.67m")
Electric fire and radiator.

Kitchen
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven & hob with extractor, plumbing for auto washer and radiator.

Bedroom One
14'7" x 8'4" (4.45m" x 2.54m")
Radiator.

Bedroom Two
9'6" x 8'10" (2.90m" x 2.69m")
Radiator.

Bathroom
Three piece suite comprising bath, low flush wc, pedestal wash basin, radiator and extractor fan.

Exterior
Parking to the front.

Council Tax Band
A

Tenure
LEASEHOLD

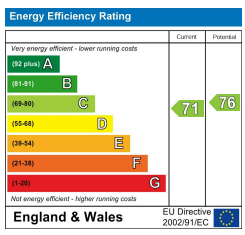


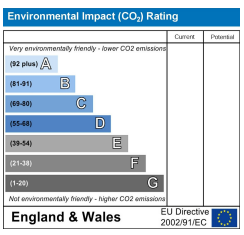






Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease 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.





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