



Oddy Street,

£129,950

**** END TERRACE ** THREE BEDROOMS ** WELL PRESENTED ****

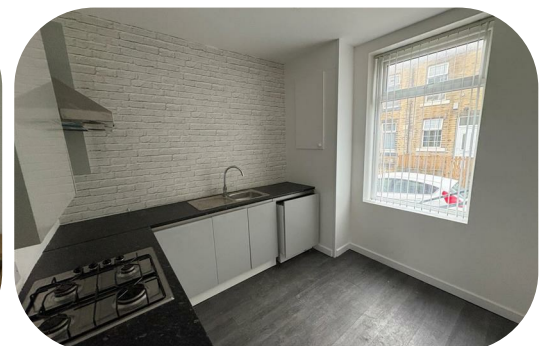
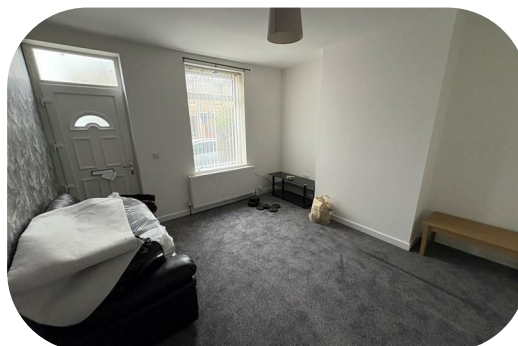
**** CLOSE TO LOCAL AMENITIES ** IDEAL FOR FIRST TIME BUYER ** NO CHAIN ****

Well presented three bedroom end terrace property.

Situated close to amenities, shops and local schools.

The property benefits from gas central heating and double glazing.

Briefly comprising lounge, kitchen, cellar, two first floor bedrooms and house bathroom. There is a further third bedroom to the attic.



Lounge

12'8" x 14'1" (3.86m" x 4.29m")

Radiator.

Kitchen

9'6" x 9'9" (2.90m" x 2.97m")

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

Cellar

Useful storage.

First Floor Landing

Bedroom One

9'9" x 14'2" (2.97m" x 4.32m")

Radiator.

Bedroom Two

9'7" x 8'6" (2.92m" x 2.59m")

Radiator.

Shower Room

Three piece suite comprising shower cubicle, low flush wc, pedestal wash basin and radiator.

Occasional Room

11'2" x 14'7" (3.40m" x 4.45m")

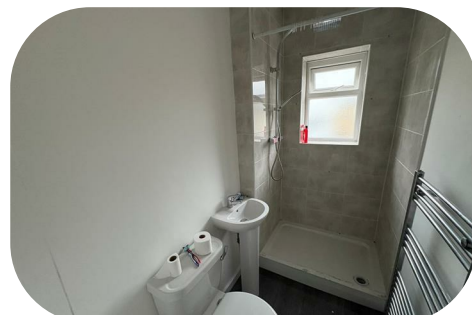
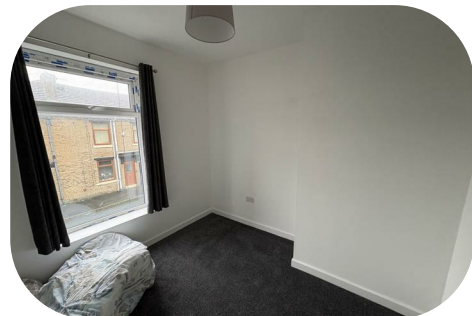
Radiator.

Council Tax Band

A

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		
(92 plus) A			(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk

