



**Scott Street, Odsal,
Asking Price £80,000**

**** ATTENTION INVESTORS/ANYBODY LOOKING TO DOWNSIZE!! ****

*** COTTAGE BUNGALOW * ONE BEDROOM * CLOSE TO AMENITIES * GARDEN ***

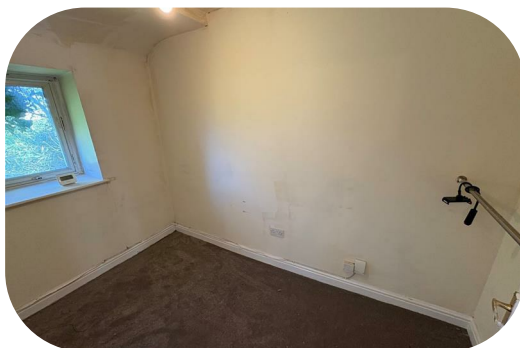
This one bedroom cottage bungalow would make an ideal purchase for a number of buyers.

Benefits from gas central heating, double glazing and garden to the outside.

Within easy reach of amenities, shops and bus routes.

The accommodation briefly comprises entrance vestibule, kitchen, lounge, bedroom and bathroom.

To the outside there is a garden.



Entrance Vestibule

With radiator.

Kitchen

3'4" x 11'9" (1.02m x 3.58m)

With fitted wall and base units incorporating stainless steel sink unit, oven, hob and extractor fan, plumbing for auto washer, breakfast bar, double glazed window.



Lounge

16'5" x 11'2" (5.00m x 3.40m)

With radiator.

Bedroom One

10'5" x 7'8" (3.18m x 2.34m)

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

To the outside there is a garden to the front.

Directions

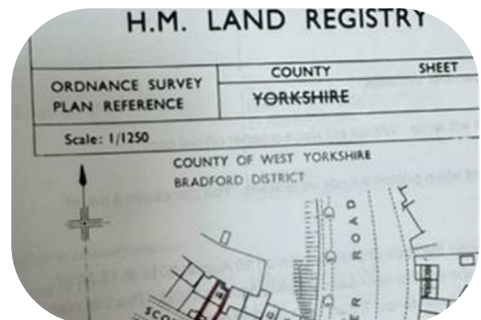
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, after 1.5 miles turn right onto Cooper Ln, left onto Beacon Rd, at the roundabout take the 2nd exit onto High St, left onto Pearson Rd West, Pearson Rd West turns left and becomes Scott St where the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A / 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			(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