



Netherlands Avenue, Odsal,

£185,000

* EXTENDED SEMI DETACHED * TWO BEDROOMS * READY TO MOVE INTO * MODERNISED *
* CLOSE TO AMENITIES * MODERN KITCHEN & BATHROOM * GARDENS * DRIVEWAY *

Are you looking for a house which offers 'ready to move into' accommodation? This extended two bedroom semi detached property has been fully modernised by the current owners.

Benefits from a modern fitted kitchen, house bathroom and multi fuel fire.

Within walking distance of local schools, amenities, Train Station and Sedbergh Sports Centre.

The accommodation briefly comprises entrance porch, dining kitchen, lounge, two first floor bedrooms and a house bathroom.

To the outside there are well maintained gardens to front and rear, together with a driveway providing off street parking.



Entrance Porch

With built in cupboard.

Dining Kitchen

17'4" x 14'5" (5.28m x 4.39m)

Modern fitted dining kitchen having a range of wall and base units incorporating wall and base units incorporating laminated marble effect, integrated fridge/freezer, dishwasher, plumbing for auto washer, Belfast style sink unit, oven, hob, extractor hood, breakfast bar, feature radiator and double glazed window.



Lounge

15' x 10'9" (4.57m x 3.28m)

Having a multi-fuel fire set in chimney breast, radiator and double glazed window.

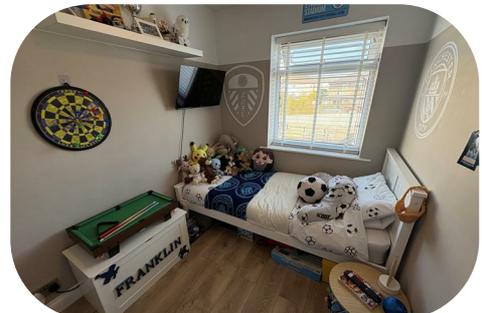


First Floor Landing

Bedroom One

14'8" x 9'7" (4.47m x 2.92m)

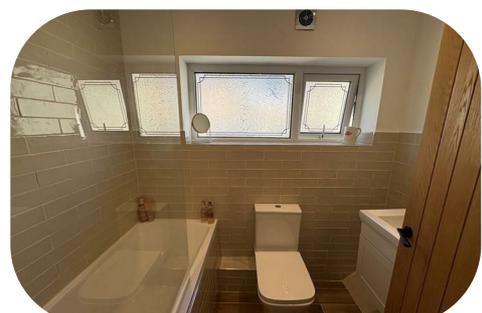
With radiator and double glazed window.



Bedroom Two

10'2" x 6'7" (3.10m x 2.01m)

With radiator and double glazed window.



Bathroom

Modern three piece suite comprising panelled bath, vanity sink unit, low suite wc, part tiled walls, tiled floor, radiator and double glazed window.



Exterior

To the outside there is a lawned and patio garden to the rear with useful storage sheds, together with driveway providing off-road parking.

Directions

From our office on Queensbury High Street head towards Gothic St, continue to follow A647 for 1.5 miles towards Bradford, turn right onto Cooper Ln, left onto Beacon Rd, at the roundabout take the 3rd exit onto St Helena Rd, go through the roundabout, continue onto St Paul's Ave, left onto Halifax Rd, right onto Netherlands Ave and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B / Bradford

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	
58	73		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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.

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