

Property Professionals
for Five Decades



Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists
in Bradford and Beyond



11 Bannockburn Court, Odsal, Bradford, BD5 8AE

***** FANTASTIC YOUNG FAMILY HOME/FIRST TIME BUY ***** Only upon internal inspection will this well presented throughout MODERN SEMI DETACHED be fully appreciated. Tucked away and currently providing THREE BEDROOM accommodation being further enhanced with MODERN Kitchen and bathroom, good size CONSERVATORY and garden to front and rear with allocated parking for 2 cars. Situated in this ever popular area of Bradford 5 ideal for the Motorway Network M606/M62 and handily placed for local amenities including 24hr Asda and Schools. Further benefits include GCH, DG and alarm.

£129,950

Wibsey Office: 140 High Street, Wibsey, Bradford BD6 1JZ

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ENTRANCE HALLWAY

LOUNGE 11'9" x 12'10" (3.58m x 3.91m)

Wall mounted electric fire, laminate floor and storage cupboard

KITCHEN 14'10" x 9'1" (4.52m x 2.77m)

Modern kitchen comprising of wall and base units, worktops housing sink unit. Oven, hob and extractor. Plumbed for automatic washer. French doors to conservatory.

CONSERVATORY 13'1" x 7'10" (3.99m x 2.39m)

Laminate flooring

FIRST FLOOR LANDING

Storage cupboard and access to loft

BEDROOM ONE 11' x 8'5" (3.35m x 2.57m)

BEDROOM TWO 10'5" x 8'5" (3.18m x 2.57m)

BEDROOM THREE 6'7" x 6'4" (2.01m x 1.93m)

Currently being used as a dressing room with laminate floor

BATHROOM 5'7" x 6'3" (1.70m x 1.91m)

Modern three piece suite comprising of bath with shower over, w.c, vanity style sink unit and tiled walls

OUTSIDE

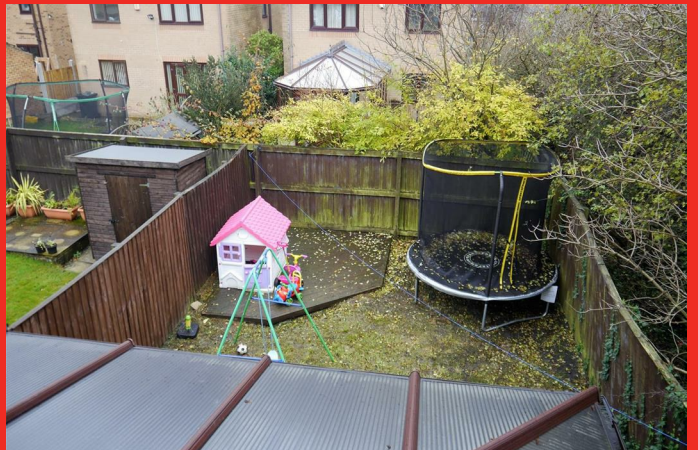
Lawned gardens to front with parking spaces for two cars. Enclosed lawned garden area to rear.

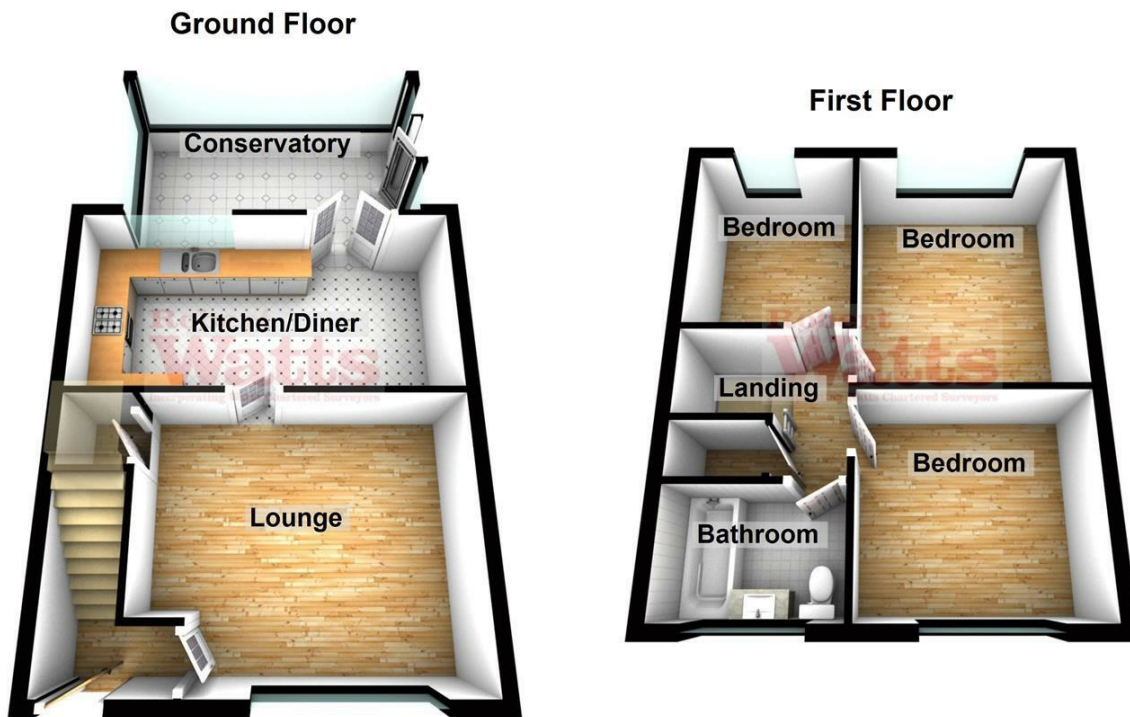
DIRECTIONS

From our Wibsey office, proceed down High Street to Odsal Top. At the roundabout take the second exit onto Rooley Avenue. At the roundabout proceed straight across onto Rooley Lane towards Dudley Hill. At the junction with Asda, make a 'U' turn and proceed back along Rooley Lane towards the M606. Turn left onto Hopefield Way, turn right onto the continuation of Hopefield Way and right again onto Bannockburn Court.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. these sales particulars do not constitute a contract or part of a contract.





Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

