



**104 Halifax Road, Odsal, Bradford, BD6 1JH**

**£180,000**

- THREE BEDROOM SEMI-DETACHED
- GAS CENTRAL HEATING
- OFF-ROAD PARKING
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- EX-LOCAL AUTHORITY
- UPVC DOUBLE GLAZING
- GARDENS FRONT & REAR
- SUPERB REAR GARDEN
- EARLY VIEWING ADVISED

# 104 Halifax Road, Bradford BD6 1JH

**\*\* IMPRESSIVE THREE BEDROOM SEMI-DETACHED \*\* SUPERB REAR GARDEN & OFF-ROAD PARKING \*\* WELL PRESENTED THROUGHOUT \*\*** Bronte Estates are pleased to offer for sale this spacious semi-detached property in a prominent position in BD6, with easy access to motorway networks, transport links and local amenities. An ideal family home, that has been well maintained by the current owners and offers 'ready to move in' accommodation. To the front there is ample off-road parking and to the rear, a delightful rear garden with a summerhouse, bar, decking and a patio seating area with BBQ. Internally, to the ground floor is an entrance hall, lounge, dining room and a kitchen. To the first floor there are three bedrooms and a family bathroom.



Council Tax Band: A



### **Entrance Hall**

A modern composite front door leads into the hallway with stairs off to the first floor, a tiled floor, central heating radiator and doors off to the lounge and dining room.

### **Lounge**

14'6 x 10'3

French doors to the rear elevation and a window to the front. Laminate flooring, two wall light points and a modern electric fire.

### **Dining Room**

11'1 x 10'9

Laminate flooring, window to the front elevation, central heating radiator and an archway to the kitchen.

### **Kitchen**

10'9 x 10'4

Fitted with a good range of base and wall cabinets, laminate working surfaces and glass splash-backs. A double gas range oven is included in the sale with an extractor above. Integrated fridge, washing machine and a stainless steel sink & drainer with mixer tap. There is a tiled floor, windows to the side and rear elevation and a composite door leading to the rear garden, plus a pantry/under-stairs storage.

### **First Floor**

Landing area with a window to the rear elevation, storage cupboard and access to a part-boarded loft.

### **Bedroom One**

14'6 x 10'8

Windows to both the front and rear elevations and wall-to-wall fitted wardrobes including three double wardrobes, dressing table and cupboards. Central heating radiator and a door to:

### **Store / Dressing Room**

5'9 x 3'10

Located off the master bedroom and currently used for storage. Window to the front elevation.

### **Bedroom Two**

11'1 x 9'3

Window to the front elevation and a central heating radiator.

### **Bedroom Three**

11'1 x 6'3

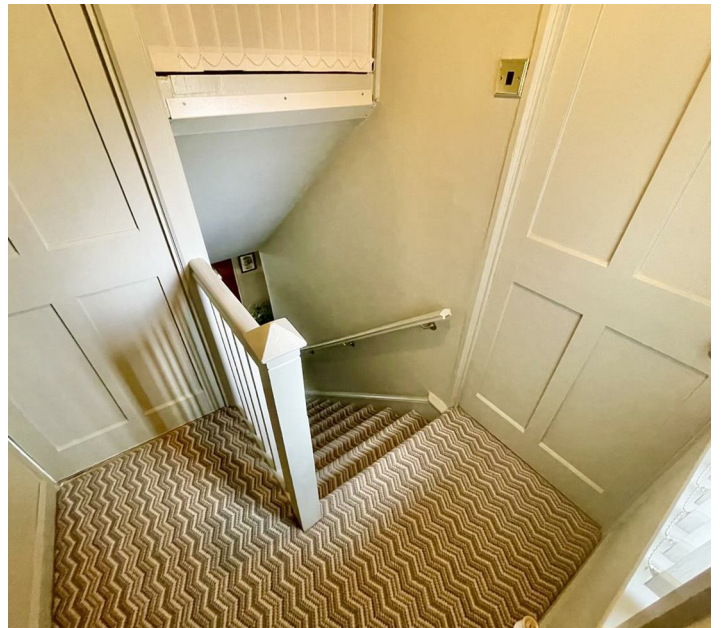
Window to the rear elevation and a central heating radiator.

### **Bathroom**

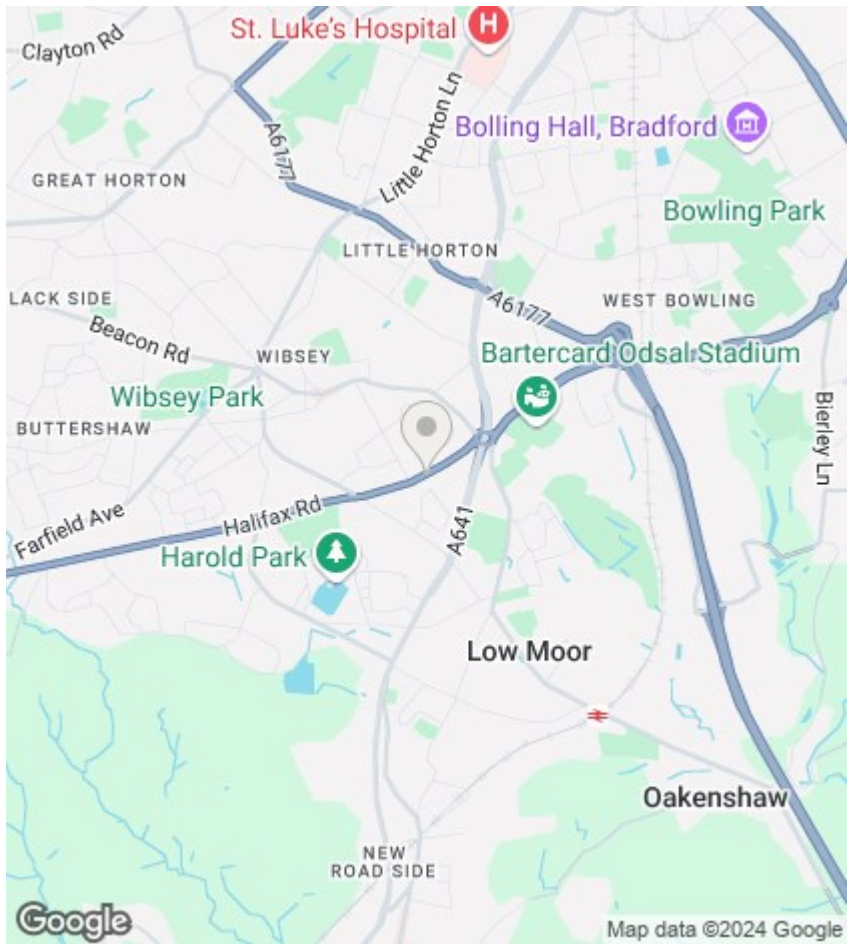
A modern four-piece family bathroom comprising of a corner shower cubicle with glass sliding doors and a thermostatic shower, panelled bath with shower tap attachment, WC and a wall mounted washbasin. Fully tiled walls, chrome heated towel rail and a window to the side elevation.

### **External**

To the front of the property is a good-sized driveway providing off-road parking, with flower-bed borders and mature shrubs/trees. To the rear of the property is a fantastic garden space with a decked seating area, paved patio with brick-built BBQ, flower beds, low maintenance gravel areas, a summerhouse and a bar! Mature trees offer a good degree of privacy.







### Directions

### Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

EPC Rating:  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

