

MARSH & MARSH PROPERTIES

8 Northern View, Odsal, BD6 1AA

£275,000



An ideal family home; situated on a highly popular and contemporary estate in Odsal. This perfectly positioned three bed property is presented with a modern design, in a quiet residential location, with charming approach and pleasant surroundings. Anyone looking for a property that has that “special” factor will find this property of interest. Benefitting from ample driveway parking for two cars to the front elevation. The rear of the property features a south facing decked seating area and a lawned garden that is boarded to all three sides. The ideal space for children and pets to play in a secure environment.

Internally the property won’t fail to impress. Presented in a modern décor throughout that creates a light, bright and highly functional space. With its good sized living room, 2nd reception room (converted from the garage) that offers an ideal snug or play room, renovated and extended dining kitchen offering the ideal family communal space, three good sized bedrooms (one with en-suite and all three with space for a double bed) and family bathroom. Owing to the good internal condition any prospective buyer has the potential to move in with little to no work required.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

The property benefits from being in a well-connected location being close to the Odsal roundabout and within walking distance of the Sedbergh Leisure Centre and Bradford Bulls Rugby League ground. The M606 is just a short 3 minute drive away, providing quick and easy access to the M62 motorway that links with the major cities of Leeds and Manchester. Both Bradford and Low Moor train stations provide well regular and connected rail links as well as access to the Grand Central train line. The property also benefits from being within walking distance of outstanding primary and secondary schools.

Owing to the popular residential location, good internal condition, rear garden and ample parking spaces an appointment to view is highly encouraged in order to fully appreciate everything this property has to offer.

From the front of the property a composite door opens into the

PORCH

An excellent addition to the property to create a barrier from the outside to the internal aspect that offers ample room to store shoes and coats to one side. With single radiator, carpeted floor, single radiator and central light fitting.

From the porch a wood panel door opens into the

LIVING ROOM



A bright and spacious living room, an ideal space for the whole family. The room is well lit via a central light fitting and bathed in natural light owing to the uPVC double glazed windows, (with Georgian bar) to the front elevation. A modern style, wall mounted, electric fireplace - with artificial flame effect, located in the centre of the

far wall; creating a media wall that is ideal for family viewing as well as creating a charming central feature. With carpeted flooring and double radiator.



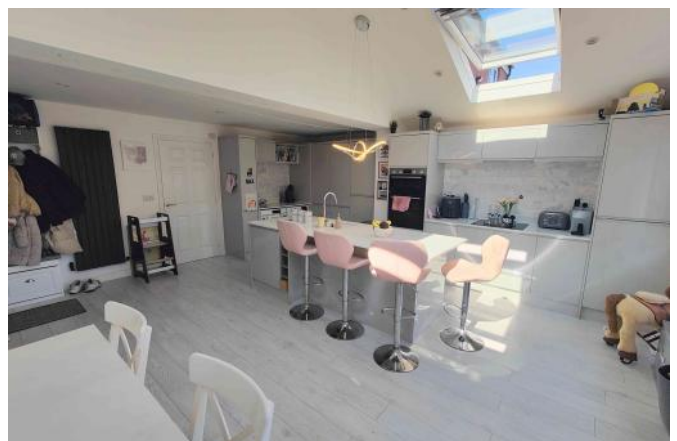
From the living room a wooden door opens into the

HALLWAY

A neatly presented connecting hallway to the centre of the property that features a single radiator, carpeted floor and a central light fitting.

From the hallway a wooden door opens into the

DINING KITCHEN





The pièce de résistance of the property is the beautifully presented and extended dining kitchen, having had a kitchen refit, the space creates the ideal family communal space. You immediately notice how light and bright the room is owing to the bi-folding doors that open out into the rear garden, in addition to the two (automatically opening Velux windows) that when accompanied with the numerous ceiling inset spotlights and central suspended light makes this the ideal bright space. To one side of the room there is ample space for a dining table or sitting area that offers charming rear garden views. The dining kitchen offers access to the side elevation via a composite door offering an additional access point to the property.



To the left side of the room are premium solid quartz work surfaces to two sides, with a central island, all with over or under counter cupboards and drawers. The central island also creates a breakfast bar, ideal for more informal family meals. The kitchen features an integrated dual oven, integrated induction hob, extractor hood, integrated dishwasher, integrated fridge/freezer, space for a dryer, plumbing for a washing machine, wood laminate flooring, vertical modern style radiator and an inset sink with a boiling water stainless steel mixer tap.

From the hallway a wooden door opens into the

2nd RECEPTION ROOM



Expertly converted from the garage to create the perfect space for a snug, play room or 2nd reception room. A large area that features a carpeted floor, central light fitting, covered radiator and a uPVC double glazed window to the front elevation.

From the hallway a wooden door opens into the

WC

An incredibly useful addition to the property that utilises the under stairs area. With a central light fitting, pedestal washbasin, close coupled toilet and vinyl flooring.

From the hallway a carpeted staircase leads up to the

LANDING

The landing benefits from additional storage space from an airing cupboard located by the head of the stairs. With central light fitting, loft access hatch (leading up to a boarded loft) and carpeted floor.

From the landing a wooden door opens into

BEDROOM 1



A generous master bedroom that offers ample space for a double bed along with additional bedroom furniture. A bright room owing to two uPVC double glazed windows, with Georgian bar, to the front elevation. With single radiator, carpeted floor and central light fitting.

From bedroom 1 a wood panel door opens into its

EN-SUITE



A well-presented en-suite that makes excellent use of the space on offer. With shower cubicle, glass splash doors, tiled splashbacks, pedestal washbasin, close coupled toilet, single radiator, a frosted uPVC double glazed window to the front elevation, central light fitting, vinyl flooring and extractor fan.

From the landing wood panel doors open into

BEDROOM 2

A good sized second bedroom that benefits from views over the garden to the rear of the property, via its uPVC double glazed windows. With space for a double bed, single radiator, central light fitting and carpeted floor.



central light fitting and a wood laminate flooring.

GARDENS



BEDROOM 3



Another good sized room, ideal for a child's bedroom or work from home office space. With space for a double bed, uPVC double glazed windows to the rear elevation (overlooking the garden), single radiator, central light fitting and carpeted floor.



BATHROOM



This beautifully presented, modern and stylish family bathroom makes excellent use of the space on offer. With a panel bath, vanity inset washbasin, close coupled toilet, stainless steel towel radiator, frosted uPVC double glazed window to the side elevation, extractor fan,



To the rear of the property are the fully enclosed, south facing, rear gardens, with a decked seating area and lawned areas that create the ideal place for children and pets to play in a secure setting. The front of the house can be accessed by a side pathway.

PARKING

To the front of the property there is a tarmac driveway for two cars.



GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

The property has a management fee for care of the roads and communal facilities of £220.00 PA.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: ///ballots.royal.landed

Google Plus Code: Q68V+9WX Bradford

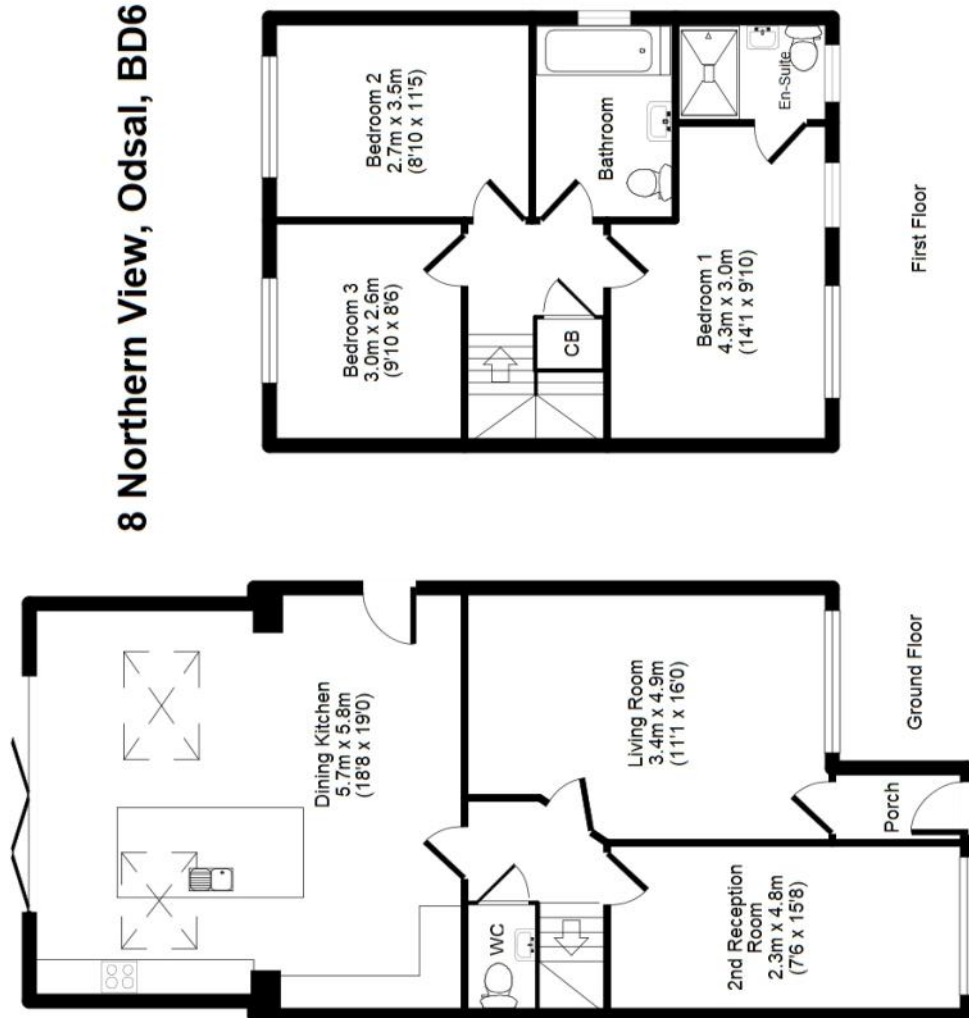
For sat nav users the postcode is: BD6 1AA

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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APPROX GROSS INTERNAL FLOOR AREA: 108 sq. m / 1167 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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