







13 Overdale Drive, Thackley, Bradford, West Yorkshire BD10 0AN

- Two bedroom semi detached home in this much sought after locality
- Beautifully landscaped large rear garden
- Well placed for access to local schools & Thackley and Shipley
- Very well maintained throughout
- Driveway, garage and useful garden sheds .storage
- Offered for sale with no onward chain - viewing highly recommended
- uPVC double glazing and majority gas heating
- Spacious conservatory

Guide Price **£220,000 Freehold**

JJ ESTATES

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DESCRIPTION

With particularly attractive, good sized landscaped gardens this established and very well maintained two bedroom semi detached home will appeal to a variety of buyers and is conveniently positioned on this much sought after street within easy reach of localised amenities in Thackley and nearby primary and high schools.

The exceptionally well presented property is being offered for sale with no onward chain and provides well proportioned two bedroom (formerly three) accommodation arranged over two floors, benefitting from uPVC double glazing, majority gas fired central heating with the accommodation in brief comprising: Entrance hall, spacious living room / dining which has sliding doors leading to a good sized conservatory which in turn leads to the south easterly facing rear garden. There is a fitted kitchen to the ground floor which is well planned with a good range of units and work surfaces together with a useful understairs pantry cupboard and exterior side door to the driveway.

At first floor level there is a landing area, two double bedrooms both benefitting from fitted wardrobes. The larger front bedroom has formerly been split into two bedrooms but has been opened up into one larger bedroom by the present owners. There is a stylish shower room / wc which comprises a glazed step in shower cubicle, hand basin and matching low suite w.c. with attractive tiling.

Externally the property has a low maintenance pebbled garden to the fore with shrubs, a gated tarmacadam driveway to the side which leads to a detached dingle garage with power light and an up and over door. The south easterly facing rear garden is a particularly attractive feature and of a generous size, features various patio areas, walkways and planting beds / shrubs and established hedging. There are two useful timber storage sheds and a greenhouse.

This is a lovely home in a well regarded and sought after location - viewings are highly recommended.















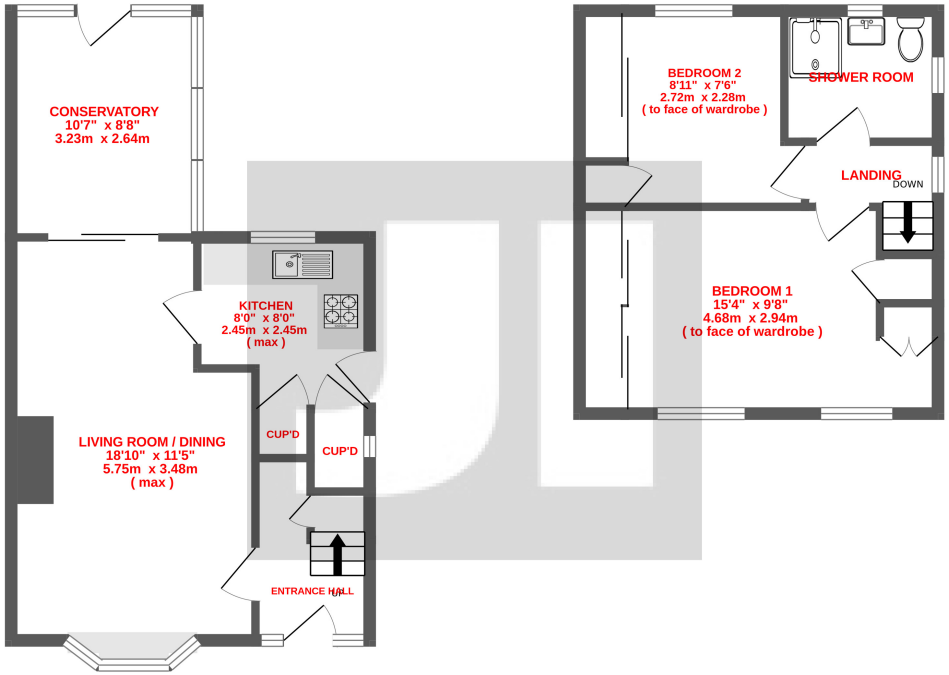






GROUND FLOOR

1ST FLOOR



The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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