

Renaissance

by Britannia



30 Pearson Road, Odsal

An exclusive pre owned 3
bedroom terrace house

BRITANNIA

The home of innovation and style

PRICE £94,950



LOUNGE



KITCHEN



BATHROOM



BEDROOM 1

Priced for a quick sale, this well appointed 3 bed roomed through terrace house is a great starter home with vacant possession and a warm and welcoming atmosphere with Gas Central Heating and Double Glazing. Entrance Lobby, Lounge, Dining Kitchen, Keeping Cellar. 2 Bedrooms and Bathroom to first floor. Superb Main Bedroom to second floor with large velux window and long views. Enclosed garden to rear and open garden to front.

LOCATION: From the agents office in Shelf proceed towards Bradford and after about 2.5 miles the Odsal Top roundabout will be found. Here take the 4th exit along Cleckheaton Road shortly turning left into Taylor Road and then left into Pearson Road. The property is on the left.

- Through Terrace
- 3 Bedrooms
- Excellent Access
- Modernised
- Lounge/Breakfast Kitchen
- Band A Tax
- Fab Second Floor Bedroom
- Must Be Sold

BOUNDARIES AND OWNERSHIPS:
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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EXTERIOR

GROUND FLOOR

Entrance Lobby PVCu entrance door and glazed side screen.

Lounge

4.27m(14'0") x 3.84m(12'7")

Into square bay, feature fireplace with living flame gas fire and marble effect interior and hearth, laminate flooring, downlighting, radiator.

Breakfast Kitchen

3.61m(11'10") x 2.74m(9'0") minimum

With ample space for dining table the kitchen is fitted with a range of wood effect floor and wall cupboards, laminated worksurfaces with tiled surround, automatic washer plumbing, INTEGRATED 4 RING GAS HOB, LOW LEVEL ELECTRIC OVEN, FRIDGE AND FREEZER, radiator with decorative cover.

Basement

Large keeping cellar and coal cellar.

FIRST FLOOR

Landing

Radiator leading to:

Bedroom 2 3.66m(12'0") x 2.57m(8'5") Radiator.

Bedroom 3 3.66m(12'0") x 2.57m(8'5")
Off bathroom, radiator.

Bathroom

2.74m(9'0") x 1.14m(3'9") minimum White suite, panelled bath with mixer taps and shower unit, low suite w.c., pedestal washbasin, radiator.

SECOND FLOOR

Bedroom 1 4.27m(14'0") maximum x 3.96m(13'0") maximum
Large velux window, access to eaves storage, downlighting, radiator.

EXTERIOR

To the front - Small area.

To the rear - Pebbled garden, paved patio, well enclosed.

TENURE

We understand the property is freehold subject to verification.

COUNCIL TAX

From verbal enquiries made with the local authority we understand the property is in Band A. Details of annual charges can be obtained by going to www.bradford/calderdale.gov.uk.



GROUND FLOOR

1ST FLOOR

2ND FLOOR

Plans to show arrangement of rooms only, not to scale, does not form part of contract
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FLOOR PLANS

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