



## 69 Larch Drive, Odsal, Bradford, BD6 1DU

**\*\* OFFERED WITH NO CHAIN \*\* IDEAL FOR FIRST TIME BUYERS/YOUNG FAMILY \*\* EXTENDED TO THE REAR \*\*** Popular style of SEMI DETACHED situated within this increasingly popular part of BD6, Odsal where properties are continuing to sell well! Briefly comprising: Side entrance, Lounge, good size dining kitchen with side porch. TWO DOUBLE BEDROOMS and FOUR PIECE BATHROOM. Externally is plenty of off road parking and garden to the front. GARAGE and larger than average gardens to the rear, low maintenance, with a southerly aspect.

**£135,000**

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## **ENTRANCE HALL**

Side entrance hall with stairs leading to first floor and useful understair store

## **LOUNGE 16'4" x 10'11" (4.98m x 3.33m)**

Two windows allowing plenty of natural light

## **DINING KITCHEN 15'1" x 10'11" (4.6m x 3.33m)**

Lovely size dining kitchen with a selection of wall and base units. Worktops, sink and drainer. Free standing cooker and plumbing for washer. Large dining area ideal for family gatherings and useful store cupboard

## **SIDE PORCH**

With power and light

**FIRST FLOOR** Landing area with loft access

## **BEDROOM ONE 15'1" x 9'11" (4.6m x 3.02m)**

Large double bedroom

## **BEDROOM TWO 10'4" x 6'10" (3.15m x 2.08m)**

Good size second bedroom

## **BATHROOM**

Four piece bathroom with shower cubicle, panelled bath, sink and W.C

## **OUTSIDE**

Low maintenance gardens to the front, driveway allowing parking for several cars, garage with power and light. Large low maintenance garden to the rear with a southerly aspect

## **FURTHER INFORMATION**

Council Tax - Band B

Tenure - Freehold

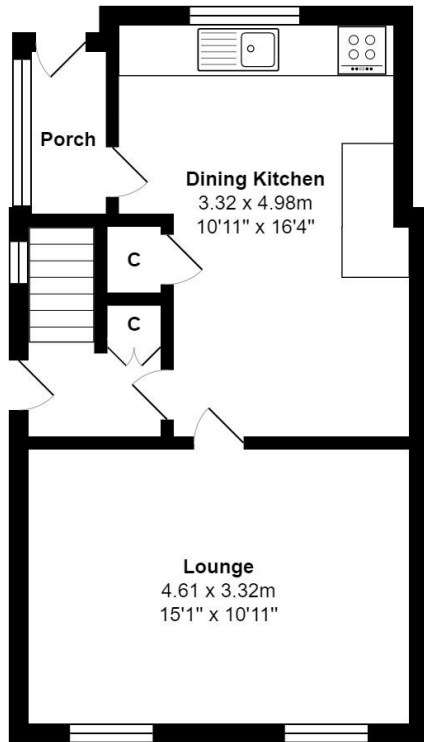
## **MORTGAGES**

We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

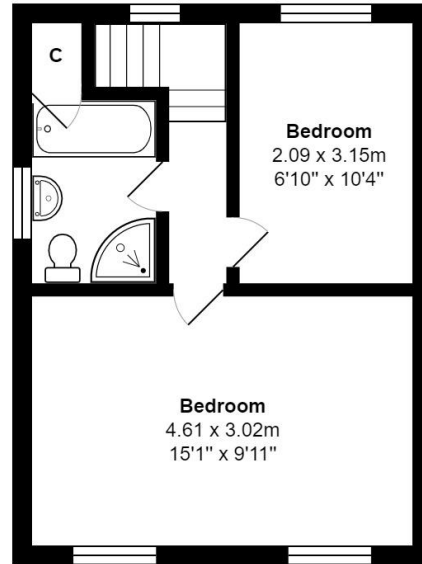
Your home may be repossessed if you do not keep up to repayments on your mortgage.

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.





Ground Floor



First Floor

Total Area: 67.3 m<sup>2</sup> ... 724 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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