



66 Larch Hill Crescent, Odsal, Bradford, BD6 1DS

**** OFFERED WITH NO CHAIN ** LARGE CORNER PLOT POSITION ** PLENTY OF SCOPE **** Ideal for first time buyers or young families is this TWO BEDROOM SEMI DETACHED situated within this increasing sought after part of Odsal, BD6, well placed for many amenities, schools and commute. Briefly comprising: Entrance hall, through lounge dining area which leads through to the CONSERVATORY and kitchen to the side. TWO DOUBLE BEDROOMS and house bathroom to the first floor. Externally are gardens to the front driveway to the side leading to detached garage and large teired gardens to the rear. The property benefits from GCH, DG yet some cosmetic updating is required in parts.

£145,000

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ENTRANCE HALL

THROUGH LOUNGE/DINING AREA 11'5" (3.48) narrowing to 8'5" (2.57) x 20'6" (6.25)

Family sized through lounge with feature fireplace and patio doors leading to the conservatory

CONSERVATORY

Good size conservatory

KITCHEN 10'1" x 7'1" (3.07m x 2.16m)

Fitted kitchen with a range of wall and base units, worktops, sink and drainer, oven hob and extractor plumbing for washer.

FIRST FLOOR

Landing area

BEDROOM ONE 12'5" x 9'1" (3.78m x 2.77m)

Fitted wardrobes

BEDROOM TWO 11'9" x 8'4" (3.58m x 2.54m)

BATHROOM

Three piece suite with shower over bath

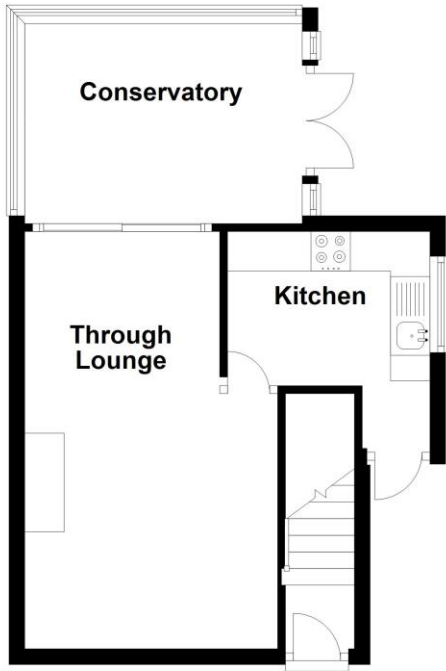
OUTSIDE

Sit on an enviable plot with lots of scope. Driveway leads to detached garage and good size gardens to the rear.

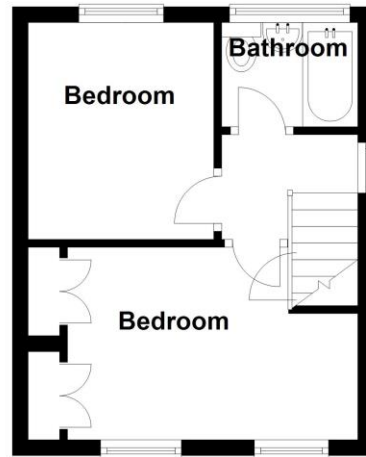
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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: approx. 56.3 sq. metres (605.6 sq. feet)

Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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