



## **76 Larch Hill Crescent, Odsal, Bradford, BD6 1DS**

\* FANTASTIC FIRST TIME PURCHASE \*\* Situated within this popular residential area of BD6, Odsal, is this LOVELY SEMI DETACHED offering TWO GOOD SIZE BEDROOMS, modern shower room and dining kitchen. Tastefully decorated throughout and benefitting further from GCH, DG, driveway, garage and pleasant rear gardens. Well placed for many amenities and commute. We strongly urge early arrangement of viewing as properties are selling fast in the area. BOOK YOUR VIEWING TODAY!

**£165,000**

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## **ENTRANCE HALL**

Stairs leading to first floor

## **LOUNGE 13'10" x 11'6" (4.22m x 3.5m)**

Bright and spacious lounge with double doors leading to conservatory and feature fireplace

## **DINING KITCHEN 14'10" x 7' (4.52m x 2.13m)**

Fitted kitchen with a selection of wall and base units, worktops, sink and drainer. Plumbing for washer and useful pantry store. Space for dining table

## **LANDING**

Loft access

## **BEDROOM ONE 11'7" (3.53) plus large recess x 9'3" (2.82)**

Double bedroom with pleasant outlook

## **BEDROOM TWO 11'4" x 8'5" (3.45m x 2.57m)**

Fitted wardrobes

## **SHOWER ROOM**

Corner shower cubicle, sink and W.C

## **OUTSIDE**

Pleasant gardens to the front with driveway leading to the garage. Good size family gardens to the rear

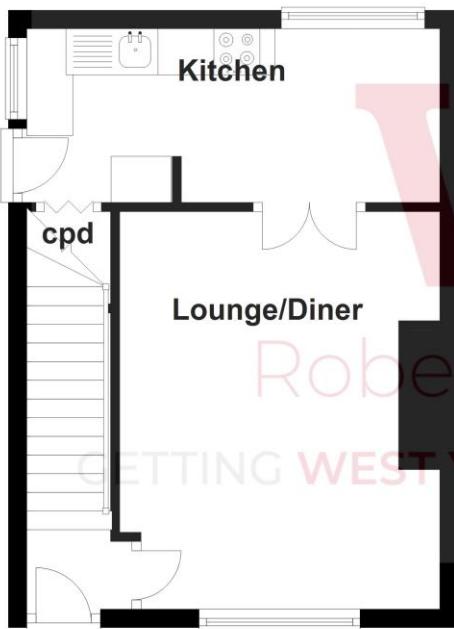
## **BROCHURE DISCLAIMER**

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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



Robert Watts  
GETTING WEST YORKSHIRE MOVING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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