



14 Larch Hill Crescent, Odsal, Bradford, BD6 1DR

**** OFFERED WITH NO CHAIN ** IDEAL FOR THOSE LOOKING TO STEP ON THE PROPERTY LADDER ****
Twin Bay INNER TOWN HOUSE situated within this popular residential part of Odsal BD6. The property briefly comprises: entrance hallway, lounge, good size dining kitchen and CONSERVATORY. THREE BEDROOMS and modern shower room. Externally, are pleasant gardens to the front and rear. Well placed for many amenities, commute to Bradford, Halifax and Huddersfield plus the motorway network M606/M62.

£150,000

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ENTRANCE HALLWAY

Stairs leading to the first floor. Understair cupboard

LOUNGE 10'8" x 11'7" (3.25m x 3.53m)

Feature fireplace housing gas fire

DINING KITCHEN 16'3" x 9'4" (4.95m x 2.84m)

Good size dining kitchen with a selection of wall and base units. Worktops, sink and drainer. Freestanding cooker, space for under counter appliances and plumbing for washer. Pantry area off

CONSERVATORY 9'11" x 7'1" (3.02m x 2.16m)

Access to the garden

FIRST FLOOR

Good size landing area

BEDROOM ONE 11'6" x 10'8" (3.5m x 3.25m)

Fitted wardrobes

BEDROOM TWO 10'8" x 9'6" (3.25m x 2.9m)

BEDROOM THREE 7'5" x 7'5" (2.26m x 2.26m)

SHOWER ROOM

Corner shower cubicle, sink and W.C. Fully tiled

OUTSIDE

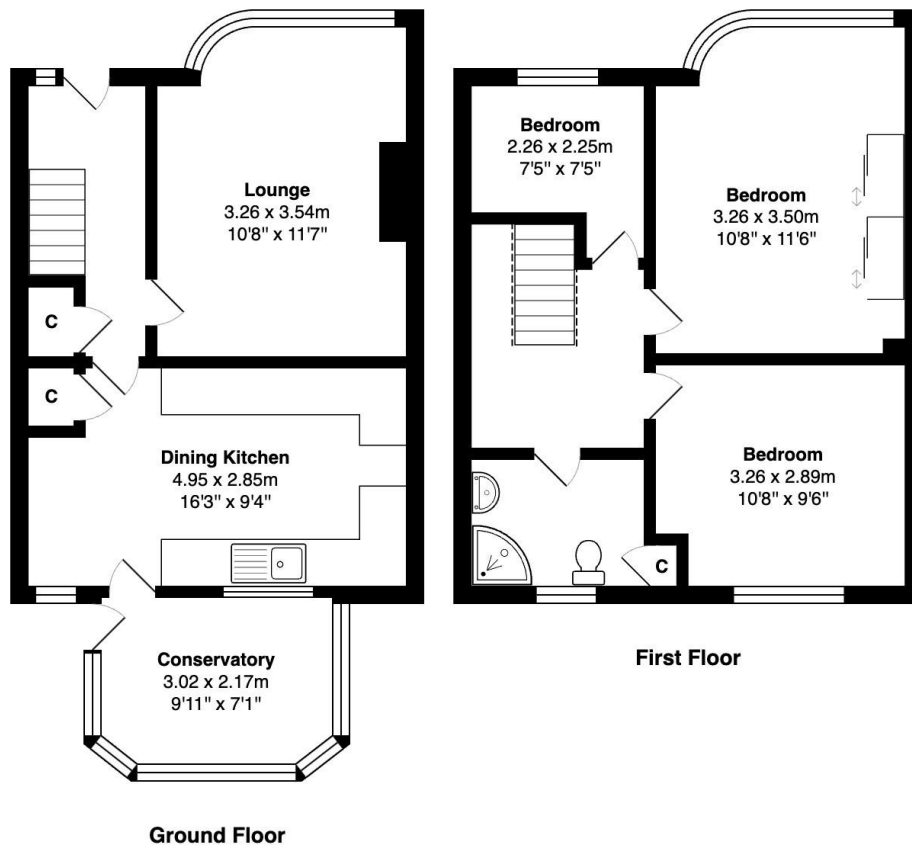
Gardens to the front with potential to create off road parking (subject to the relevant permissions). Pleasant gardens to the rear

PLEASE NOTE

The property is being sold via probate therefore some information may be limited. The property has had the water drained down, gas and electric turned off therefore we cannot clarify these are in full working order and would required a qualified tradesman to turn back on.

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.





Total Area: 80.4 m² ... 865 ft²

All measurements are approximate and for display purposes only

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

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