



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

**\*\* FANTASTIC FIRST TIME PURCHASE \*\* MANY IMPROVEMENTS MADE OVER RECENT YEARS \*\***  
Situating within this popular residential area of BD6, Odsal, is this well presented SEMI DETACHED offering TWO GOOD SIZE BEDROOMS, modern bathroom and kitchen, and patio doors leading out to the rear gardens from the through lounge/dining area. Benefitting further from GCH, replacement windows, driveway with electric charging point and pleasant gardens to the front and rear. Well placed for many amenities and commute, we strongly urge early arrangement of viewing.

**Offers Over £150,000**

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### ENTRANCE HALL

Stairs leading to first floor

### THROUGH LOUNGE/DINING AREA 20'1" x 11'6" (6.12m x 3.5m)

Good size through lounge dining area with recently fitted patio doors leading to the rear gardens, allowing plenty of natural light

### KITCHEN 5'9" x 7' (1.75m x 2.13m)

Modern kitchen with wall and base units, worktops, oven hob and extractor. Plumbing for washer and pantry area

### FIRST FLOOR

Landing area with boarded loft

### BEDROOM ONE 14'7" x 9'1" (4.45m x 2.77m)

Lovely size main bedroom

### BEDROOM TWO 11'2" x 8'5" (3.4m x 2.57m)

### BATHROOM

Three piece suite with shower over bath and screen

### OUTSIDE

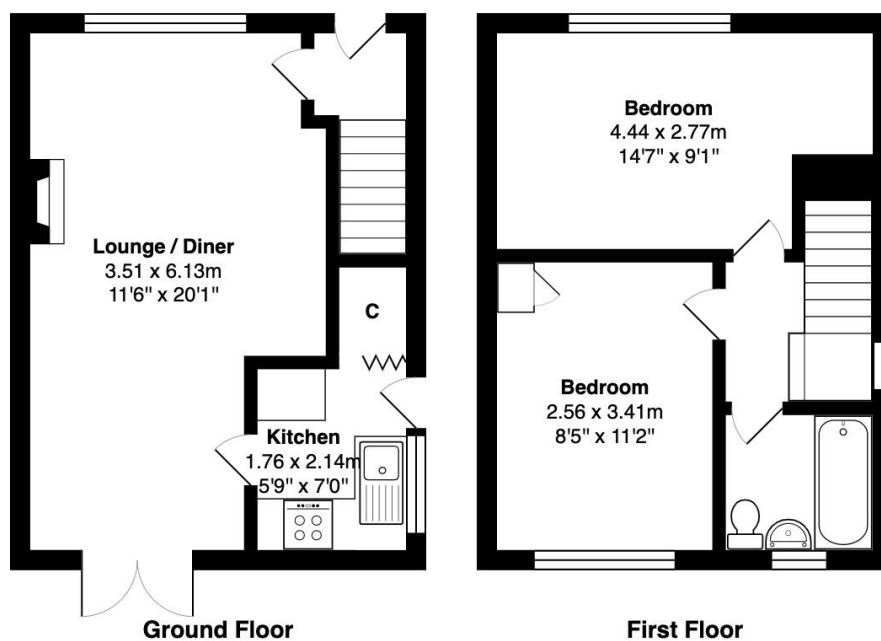
Gardens to the front with driveway. Electric charging point to the front elevation. Pleasant gardens to the rear with seating area and lawns surrounded by newly erected fence with double gates

**BUYER 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.







Total Area: 54.7 m<sup>2</sup> ... 588 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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