



## 68 Larch Hill, Odsal, Bradford, BD6 1DP

\*\* OFFERED WITH NO CHAIN \*\* IDEAL FIRST TIME PURCHASE/YOUNG FAMILY HOME \*\* SPACIOUS THROUGHOUT \*\* ATTIC ROOM \*\* LARGE GARDENS TO REAR \*\* Viewing is strongly advised for this lovely INNER TOWN HOUSE which tastefully decorated, recently laid carpets to first floor and benefits from GCH and DG. Briefly comprising: entrance hallway, lounge, dining kitchen with door leading onto the decked seating area. THREE FIRST FLOOR BEDROOMS and four piece family bathroom PLUS useful attic room with fixed stairs, decorated and Velux window. Externally is off road parking to the front and larger than average gardens to rear with seating areas and garden shed. Well placed for many amenities, schools and commute to neighbouring towns and cities. BOOK YOUR VIEWING TODAY

£167,500

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## **ENTRANCE HALLWAY**

Stairs leading to first floor with under stair store cupboard

## **LOUNGE 10'9" x 11' (3.28m x 3.35m)**

Wall mounted fire and laminate flooring

## **DINING KITCHEN 16'4" x 9'5" (4.98m x 2.87m)**

A selection of wall and base units. Worktops, sink and drainer. Oven, hob and extractor. Integrated freezer and dishwasher. Plumbing for washer, door leading to rear garden

## **FIRST FLOOR**

### **BEDROOM ONE 10'9" x 10'9" (3.28m x 3.28m)**

Fitted wardrobes incorporating dresser

### **BEDROOM TWO 10'9" x 9'9" (3.28m x 2.97m)**

### **BEDROOM THREE 7'8" x 7' (2.34m x 2.13m)**

## **BATHROOM**

Four piece white suite with bath, separate shower cubicle, sink and W.C. Partly tiled walls and heated towel radiator

## **SECOND FLOOR**

### **ATTIC ROOM 16'11" x 10 (5.16m x 10)**

With Velux windows and under eave storage

## **OUTSIDE**

Off road parking to the front. Enclosed rear garden with decked seating area and Astro Turf lawn. Permanent built shed

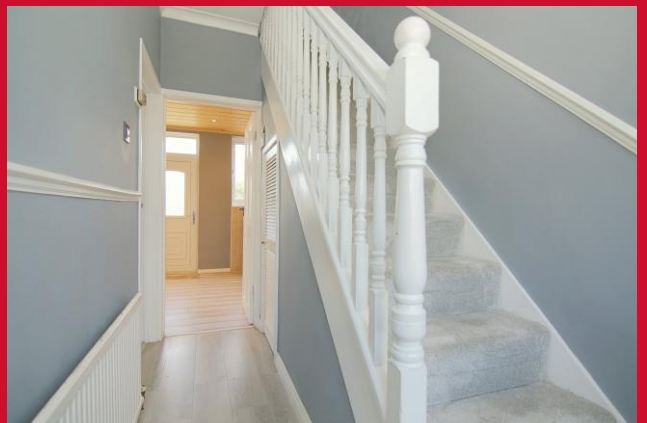
## **BUYER DISCLAIMER**

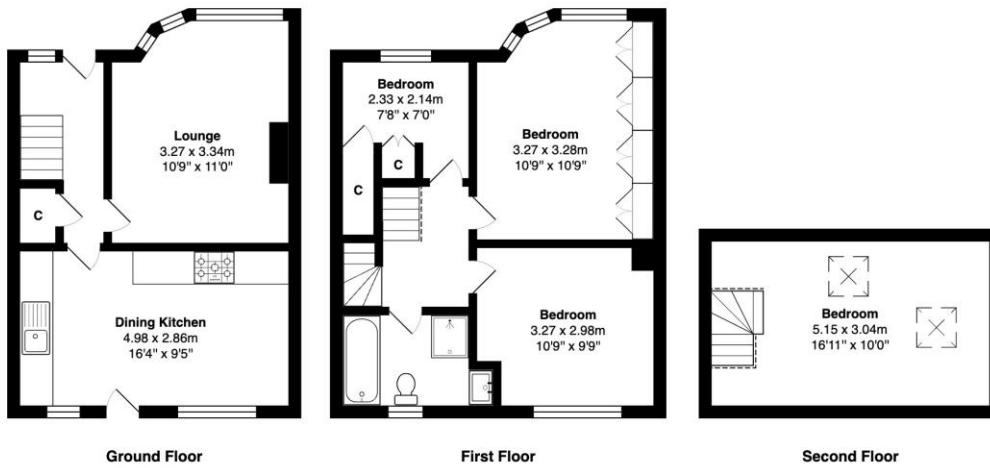
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## **BUILDING REGS DISCLAIMER**

N.B We advise all interested parties to clarify the position regarding building regulations and any relevant planning permissions with their legal representative prior to proceeding.

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: 87.7 m<sup>2</sup> ... 944 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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