



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

OFFERED WITH NO CHAIN is this popular style INNER TOWN HOUSE with EXTENSION to rear. Forming part of this much favoured locality offering easy access to many local amenities including schools (primary and secondary), shops, leisure facilities and The Motorway Network (M606/J26 Chain Bar).

Currently providing THREE BEDROOMS with lounge, dining room with additional seating area, and kitchen to the ground floor. The landing has good storage area and loft access which some neighbouring properties have utilized. Externally are pleasant gardens to the front with potential to create off road parking (subject to permissions) and rear garden with seating areas, mature shrubs and shed. We feel this will appeal to both FIRST TIME BUYERS and YOUNG FAMILIES. Further benefits include:- GCH, uPVC DG.

**£165,000**

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## ENTRANCE HALL

### LOUNGE 14'3" (4.34) max into bay x 10'7" (3.23)

Good size reception room with feature fireplace

### DINING ROOM 9'7" x 8'9" (2.92m x 2.67m)

Corner fireplace and open access to the sitting area

### SITTING AREA 8' x 5'6" (2.44m x 1.68m)

small extension, overlooking the rear gardens and side door.

### KITCHEN 10'1" x 7'4" (3.07m x 2.24m)

Fitted kitchen with a selection of wall and base units, worktops, sink and drainer. Free standing cooker and space for under counter appliances.

## FIRST FLOOR

Large landing area with store cupboards and loft access

## LOFT

Large space which could be utilized (subject to permissions).

### BEDROOM ONE 14'6" max x 10'6" (4.42m max x 3.2m)

### BEDROOM TWO 9'10" x 10'6" (3m x 3.2m)

### BEDROOM THREE 7'7" x 5'3" (2.3m x 1.6m)

## SHOWER ROOM

Oversize walk in corner shower cubicle with vanity sink and w/c

## OUTSIDE

Good size gardens to the front. Pleasant enclosed gardens to the rear with outside tap, seating areas, mature shrubs and shed

## 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.







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