



Total floor area: 57.7 sq.m. (622 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Viewing arrangements

Strictly by appointment through WW Estates
01274 693737
wibsey@wwestateagents.com



See mapping.



Larch Hill Crescent, Bradford, BD6 1DS
Offers In Excess Of £160,000

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



No Onward Chain *** Two Double Bedrooms
*** Modern Fitted Kitchen *** Ideal First Time
Buy *** Spacious Lounge/Diner. Located in the
sought-after area of Larch Hill Crescent,
Bradford, this charming two-bedroom semi-
detached house presents an excellent
opportunity for both first-time buyers and those
looking to downsize. Offered with no onward
chain, this well-presented home is ready for you
to move in and make it your own.

Upon entering, you are greeted by a welcoming
entrance hall that leads into a spacious
lounge/diner, featuring dual aspect windows
that flood the room with natural light, creating
a warm and inviting atmosphere. The modern
kitchen is equipped with stylish fitted wall and
base units, along with an integrated
fridge/freezer, oven, and hob, providing a
functional space for culinary enthusiasts. There
is also room for additional appliances, ensuring
convenience in your daily routines.

The first floor boasts two generously sized
double bedrooms, perfect for restful nights and

personal retreats. The family bathroom is
thoughtfully designed, featuring a bath with a
shower over, a low-level WC, and a hand wash
basin, catering to all your bathing needs.

Outside, the property benefits from a driveway
that accommodates two vehicles, along with
well-maintained gardens to both the front and
rear. These outdoor spaces offer a delightful
setting for relaxation or entertaining guests.



Fixtures & fittings

Well presented two bedroom semi-detached house in sought
after location being sold with no onward chain.

Rating authority
Borough Council Tax Band B

Services

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS
- FIRST TIME BUYER - RE-MORTGAGES ETC. WW Estates introduce to Mortgage
Source Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold